

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION WORKSHOP MEETING**  
**March 16, 2016**

The East Goshen Township Planning Commission held a workshop meeting on Wednesday, March 16, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Jim McRee, Lori Kier, Dan Daley and Brad Giresi. Also present was Mark Gordon, Zoning Officer and Janet Emanuel, Supervisor.

**COMMON ACRONYMS:**

*BOS – Board of Supervisors*

*BC – Brandywine Conservancy*

*CB – Conservancy Board*

*CCPC – Chester Co Planning Commission*

*CPTF – Comprehensive Plan Task Force*

*CVS – Community Visioning Session*

*SWM – Storm Water Management*

**A. FORMAL MEETING – 7:00**

1. Adam called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment of silence to remember our troops.
2. Adam asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.

**B. NEW BUSINESS**

1. 905 Sorrell Hill – Homeowners Stephen and Kelly Robbins were present with attorney Brian Nagel. Brian reviewed a history of Sorrell Hill and setbacks for swimming pools. He pointed out the boundary lines of the open space development and lot lines around the individual homes. There is no minimum lot size. This is the only open space development in East Goshen. Mr. Robbins stated that the first homes were built in 2008 and his was built in 2014.

Mark Gordon explained that the map on display was made up of “as built” lot plans and shows the 5 ft. and 10 ft. options. Two scales were used for the plans because of the 6 year time frame involved. The Township Engineer helped with the graphics and they used 600 sq. ft. for the standard pool area. A pool is impervious but only the decking around a pool counts for stormwater management. These homes have large stormwater basins. Mr. & Mrs. Robbins were proposing to add a SWM basin that would accept what is being added and it would be on their property. The SWM basin has to meet the 2 year storm. Most of the lots have about 500 SF for additional SWM.

Public comments:

Andrew Marshall, 110 Tramore Cir, asked for clarification of what this meeting is about. Mark explained that in Sorrell Hill the water edge of the pool has to be 5 or 10 feet from the lot line and 25 feet from the Sorrell Hill property line.

Colin Hartnett, 101 Shandon Pl., asked if appearance and visibility are the only concerns or is there more such as runoff, etc. Adam explained the intent of setbacks and SWM is essential. Setbacks are buffers between properties. Jim feels that the 25 foot setback should apply to all of the lots.

Dan D. mentioned impacts to adjoining Sorrell Hill lots, i.e. #4 & #5. He asked if Mr. & Mrs. Robbins have talked to their neighbors about pools. Mrs. Robbins commented that lot #5 is still owned by the developer and being rented. Mark pointed out that lot #5 can't have a pool because of the SWM basin underground.

David Battisti, 115 Rossmore, lives behind 905 Sorrell Hill. He is a new resident and looked at Sorrell Hill but after some research, understood that he could not have a pool there. So, he bought the property in Rossmore. He understands that, in order to get a variance, you have to have a hardship and there is no

hardship in the case of a pool. There has always been the understanding that there would always be a natural buffer between the 2 developments.

Mark explained the history of the purchase of the acreage. Jim was on the Planning Commission at that time. Rules for the Single Family Open Space development were already in the ordinance. The developer purchased 11 acres for 11 lots. He had to provide 55% in open space. The plan went through the process but before final approval someone mentioned pools, so this was reviewed and the developer changed the plan to show pools on the lots. Jim also mentioned that the Planning Commission did tell Mr. & Mrs. Robbins that they will have difficulty showing a hardship.

Mr. Marshall pointed out that Ridley Creek took some property from the development. He is concerned about losing any open space.

Mark mentioned that a pool is required to be fenced at least 4 feet high and locked. The fence would be in the 5 foot area from the pool. Adam added that the fence can't be closer to the property line than the normal single family development.

Larry Kohn, 117 Rossmore Dr., asked if this was going to be changed. The answer was no.

Jim doesn't want to do something now that will cause a problem in the future.

Carl Holden, 198 Oneida La., commented that he remembers when Harlan was going through the original process. Harlan came back and said they redrew the lines so pools would fit. Mr. Holden feels it should be 25 feet from the development line and 10 feet from the lot line. He is concerned about the impact on trees, etc.

Brian Nagle mentioned that the Robbins have a landscape plan for the pool.

Ted Wray, 201 Oneida La., mentioned that he sold 1 acre to Harlan with the understanding there would be open space. He asked where a pool would be on the lot behind him.

Mark pointed out lot #9 and a pool would be in the yellow lot line.

Mr. Wray commented that everyone is here because they appreciate the open space concept. If the 25 foot setback is not going to be changed then it should be okay.

Mr. Marshall asked if lot boundaries can be changed. Mark answered no but Lori mentioned that an easement by a public utility could impact a property line.

Mark mentioned that in 2008 the PC vote was 3-3 with recommendations to the BOS.

Mr. Hartnett asked about the size of the pools. Mark commented that the development plan shows 200 SF for a pool and that is small.

Mr. Robbins apologized. He and his wife appreciate the open space and wildlife and don't want to encroach on it. They only want a nice pool they can enjoy.

Mr. Nagel commented that the changes to the proposal make sense taking into account the future of the township as Jim mentioned.

Lori asked if the purpose of the meeting is to clarify where we are or to consider a change.

Mark commented that as staff he views it as clarification because of the uniqueness of the development. He will meet with the Township Solicitor to see if there should be something specific to the Open Space Development. Adam feels the concept is clearer and some rewording of Mark's proposal needs to be done. He doesn't feel it is ready for a motion. He asked the commission members if they wanted the 5 foot or 10 foot option. All agreed to the 10 foot option. Jim moved to have staff revise the proposal to be specific to open space development and specify the 10 foot setback from the internal lot line then review with the Township Solicitor and have it for review at the PC April meeting. Brad seconded the motion.

Mr. Holden repeated that this would be specific to only this type of development. Mr. Marshall thanked the PC for having the public meeting. The motion passed unanimously.

**C. 2016 GOALS**

1. Mark had a large plan of the Paoli trail which he put on a table for discussion. The commission members reviewed it and commented about parking for the trail patrons, rest rooms, signage, street lights, etc. Mark reported that he attended a meeting in Phila. yesterday for the federally funded TCDI grant. They are looking for attachment to other trails, a sense of community, and commuting from the high school and corporate park. Our plan fits into this. Mark mentioned other grant opportunities. The Commission asked Mark to continue looking for funding.

**D. ADJOURNMENT**

There being no further business, Adam moved to adjourn the meeting. Jim seconded the motion. The meeting adjourned at 9:30 pm. The next regular meeting will be held on April 6, 2016 at 7:00 pm.

Respectfully submitted, \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*