

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
April 6, 2016

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, April 6, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Co-Chairman Lori Kier, Jim McRee, Dan Daley, Dan Landis 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. Lori called the meeting to order at 7:00 pm. She led the Pledge of Allegiance and a moment of silence to remember our troops.
2. Lori asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Lori reviewed the Tracking Log and determined no need for a workshop
4. Lori noted that the minutes of the March 2 and March 16, 2016 meetings were approved.

B. ORDINANCE AMENDMENTS

1. Pool Setback Requirements for Single-family Open Space Developments - Mr. and Mrs. Robbins, 905 Sorrell Hill, and attorney Brian Nagel were present. Brian thanked the Commission for moving this agenda item to be heard first. He mentioned that some neighbors were present at the March 16, 2016 meeting. He agrees with the revised amendment that Mark Gordon is recommending and asked the Planning Commission to approve and move it on to the Board of Supervisors.

Jim had four items he wanted to discuss;

Sec. Q 1 line 1 – “where applicable” replace with “...if a regulated building setback line exists, the edge....”

Sec. Q 1 Exception, line 3 – “abuts” was discussed but no change was made.

Sec. Q 1 Exception, line 6 - “.. and at least..” change to “and at least 25 feet from any principle structure not owned by the applicant which exists as of the date of permit issuance.”

Sec. Q 2 line (5) – Drainage of pools was discussed.

Jim made a motion to recommend that the Board of Supervisors consider amending the accessory use requirement for swimming pools, §240-32.Q with amendments discussed, adding an exception for pools constructed within Single-family open space developments due to the reduced lot sizes and surrounding open space. This will permit a normal size swimming pool to be constructed on residential lots within single-family open space developments while still maintaining an ultimate setback of 25 feet to the boundary of the Single-family open space development. The existing ordinance requirement for pools essentially prohibits standard size swimming pools within Single-family open space developments. This will permit equitable use of swimming pools as an accessory use for property owners within single-family open space developments. Dan L. seconded the motion. The motion passed unanimously.

C. SUBDIVISION & LAND DEVELOPMENT

1. 943 Cornwallis Drive (Subdivision/Land Development) – T R Moser was present. Mr. Moser reviewed the revisions to the plan. He met with the Conservancy Board who recommended a list of plants proposed for landscaping be included on the final plan and a landscape plan be included with the building permit application. He mentioned that he received a comment letter from the Township Engineer today.

Lori made a motion to recommend that the Board of Supervisors grant the requested waivers and approve the final subdivision plan for 943 Cornwallis Drive with the following conditions:

1. The applicant shall list the proposed varieties and number of plants proposed for landscaping on the final plan.
2. The applicant shall correct the waiver requests to reflect the correct ordinance sections.
3. Landscape plans for each lot shall be submitted to the Township along with the building permit application. The Township staff will confirm that the proposed plantings are not invasive species, the trees proposed are listed on the Township Recommended Tree Species List (Resolution 2015-20) and that the landscaping is installed prior to issuance of a use and occupancy certificate.
4. In consideration of the Street Tree Waiver (205-62), each individual lot landscaping plan shall include two trees that meet the street tree requirements and those trees shall be planted outside the proposed street right of way as depicted on the plan.

Jim seconded the motion. Discussion about Storm Water Management resulted in the following amendment to the motion:

5. Applicant shall submit to the Township Engineer for review and approval a final revised storm water management plan.

Jim seconded the amendment to the motion. Dan Daley abstained because he works for the applicant's engineering firm. The motion passed unanimously.

D. CONDITIONAL USES AND VARIANCES

1. 1325 Boot Road – Dimensional Variance Application. Ss. Peter & Paul Church was represented by Daniel Bush, attorney and CYO Board member; John Callahan, School Board Member; Brian Wilcox and Ralph Betts, CYO members. Dan Bush explained that they currently have 2 sheds on the property. One is for the facilities department and the other is for the CYO to store equipment. They need a 3rd to store sports equipment and maybe have a small concession stand. Janet mentioned that she has received calls from the Hershey's Mill residents whose properties back up to the church property voicing concern about the refreshment stand use. Dan explained that the season games are all played after school, not evenings or weekends. They only plan to have water/Gatorade in a cooler and some candy bars so parents don't have to drive to the Wawa. Post season games are played at a high school. They met with the Hershey's Mill management staff to explain their plan and they will do some landscaping along the fence behind the sheds. The proposed shed is 12' x 24' (288 S.F.) and the proposed setback is 20 feet. It would be placed next to the other sheds. There is no other space on the property for it and impervious coverage was discussed. After discussion, Jim made a motion that the Planning Commission recommend that the Board of Supervisors take No Position on the dimensional variance request application of Ss Peter and Paul Church for the proposed shed. Should the Board of Supervisors choose to support the request, the following conditions are recommended:

1. The shed shall be placed 20 feet or more from the rear property line and no closer than the two existing sheds in the immediate vicinity as depicted in their application.
2. Evergreen trees shall be installed to create a visual screen from the adjoining properties for all 3 sheds.

Lori seconded the motion. Dan abstained since he is a member of the Church. The following amendments were added to the motion:

3. There will be no plumbing or exterior lighting.
4. There will be no food concession from the shed.
5. They must meet impervious space requirements.

Lori seconded the amended motion. The motion passed unanimously.

E. 2016 GOALS

The Commission tabled discussion until next month. Mark mentioned that the Board of Supervisors approved the request for him to pursue grants. He has started that process. Brad met with the Futurist Committee. He showed the before and after renderings he developed for the entrances on Paoli Pike to the Town Center and lighting, buffers, crosswalks, landscaping, etc. along Paoli Pike.

E. ADJOURNMENT

There being no further business, Lori moved to adjourn the meeting. Dan Landis seconded the motion. The meeting adjourned at 9:30 pm. The next regular meeting will be held Wednesday, May 4, 2016 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary