

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**June 1, 2016**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, June 1, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Jim McRee, Dan Daley, Dan Landis, Monica Close and Brad Giresi. Also present was Mark Gordon, Zoning Officer and Janet Emanuel, Township Supervisor.

**COMMON ACRONYMS:**

*BOS – Board of Supervisors*

*CPTF – Comprehensive Plan Task Force*

*BC – Brandywine Conservancy*

*CVS – Community Visioning Session*

*CB – Conservancy Board*

*SWM – Storm Water Management*

*CCPC – Chester Co Planning Commission*

**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.
3. Adam reviewed the Tracking Log and determined no need for a workshop
4. Adam noted that the minutes of the May 4, 2016 meeting were approved as amended.

**B. SUBDIVISION & LAND DEVELOPMENT**

1. 1420 E Strasburg Road (Subdivision/Land Development) – Jim Brandolini of Gunnison Development Co and Thomas Tran, P.E. with Commonwealth Engineers spoke for Mrs. Antoinette S. Brakman, present owner of the property, who was also present. The proposal is to subdivide the 5.079 acre parcel into 3 lots and build 2 new single family homes. Tom discussed storm water management which will be handled by rain gardens, sewer, and realignment of the entrance onto E Strasburg Road. Jim mentioned that they are requesting a waiver from the preliminary plan and asking for a final. They will be taking down 8 trees and the rain gardens will have grasses in them. Also the rain gardens have 1,000 SF extra for future expansion. Jim will develop a landscaping plan. The Township Engineer's letter was received today. PennDOT has been to the site. Jim will have to cut back the bank along the road to get the needed sight distance. Mark has concerns about the sight distance on the driveways. Jim mentioned that 3 separate sewer lines will go to the manhole. PECO will service from the existing line going through the rear of the property. PECO will have to change the transformer. Dan Daley asked about driveway easements and responsibility for sharing cost of maintenance. Jim explained that a Tri-Party Agreement will be used not an HOA. Each homeowner will take care of their own lawn area.

Jim McRee asked if the plan includes enough space for future expansion for patios and pools. Monica referred to comment #12 in the engineer's letter which shows concern about space for future construction i.e. patios, pools, decks, etc. She feels there should be only 1 new home, not 2. Jim Brandolini commented that the houses are being raised because of the amount of rock so they will have a walkout basement. He mentioned that they may have to regrade for a patio, etc. in the future.

Janet asked for the lot sizes. Jim mentioned that they will be 2.3, 1.3 & 1.29 acres. With the flag they will still have 1 acre to work with for each house. Jim McRee suggested turning the proposed houses.

**PUBLIC COMMENT:**

1. James Seeley, 47 Lochwood Lane – He pointed out that there is a sign on this property showing that it is a certified wildlife preserve. He is concerned about the disturbance this will cause for the wildlife. He is very concerned about rain runoff coming onto his property. When they first moved here, their back yard was extremely wet, but for the past 7 years it has been dry. He feels the rain gardens are too small. What is Plan B if the rain gardens don't work? He sells grinder pumps so he has knowledge about sewer

lines and feels the 3 lines are better. He had aerial shots that show how forested the area is. He would like a more extensive count of the trees. He pointed out that there are many errors on the plans and feels it is too tight for this much development. There have been problems with PECO not being able to service the houses that are there now.

2. Charles Hendrixson, 51 Lochwood Lane – He agrees with Jim’s comments. He has had serious water problems on his property and asked that the storm water management plan be looked at very closely.

3. Barbara Lyons, 200 Brooke Drive – From her house, she can see the very steep driveway. When there is heavy rain, it runs down the drive and into the street causing erosion problems.

4. Antoinette S. Brakman, 1420 E Strasburg Rd – She did the wildlife preserve sign herself so it is not certified. She tried to sell some of the property to Mr. Seeley. She doesn’t feel this will affect the animals at all.

Jim Seeley wants assurance that the rain gardens will be maintained. Mark mentioned that they will be inspected every 2 years by an engineer. If they aren’t maintained, the problem may be addressed in civil court. This is day 1 of the plan review process which takes 90 days.

Jim Seeley pointed out that there have been several bad accidents and some fatalities along this section of the road because people drive too fast. Mark assured him that this is a concern and it will be looked at very closely.

Dan Daley asked for an explanation of the rain gardens. Tom explained that they are designed to detain and/or retain everything up to a 100 year storm. There is an emergency spillway. Jim wants to put a valve in the garden that will open to a drain pipe to relieve excess storm water.

Dan suggested that Mr. Seeley send the information he has to Mark Gordon.

Adam wants Lori’s input on this. They will have to come back.

### **C. NEW BUSINESS**

1. DAS Ordinance - Mark explained that Township Staff has worked with The Cohen Law Group to develop a Zoning Ordinance amendment to regulate DAS Communication Systems. DAS (Distributed Antenna Systems) are employed by communications companies to expand their digital communication footprint in communities primarily to improve their wireless data capabilities. This issue was identified by the COG and East Goshen participated in this endeavor to develop regulations to protect our property owners from the impacts of these facilities. He explained that a township can protect itself from these companies with an ordinance. Janet mentioned that a few years ago at the PSATS meeting they had a seminar about this. She feels keeping this on State Roads is okay but not in residential developments. Mark commented that this would cover above ground utilities and would be a conditional use. He reviewed the wording in the proposed ordinance regarding where poles can be put. He asked the commission members to review it for discussion at the July meeting.

### **D. OLD BUSINESS**

1. Sign Ordinance – Tabled until the July meeting.
2. Paoli Trail – Mark reported that they have received a grant for segment C, from the corporate park to Boot Rd. Currently we have 3 applications in for additional grants.

### **E. LIAISON REPORTS**

1. Board of Supervisors – Janet mentioned that there will be a ribbon cutting on Saturday June 4 at 10:00 am on E Boot Road for the opening of the bridge.

Also on June 4 the Historical Commission is holding an Artisan Fair at Historic Goshenville from 11:00 am to 4:00 pm.

On Tuesday June 28 at 7:00 pm the BOS will hold a meeting at the Park Ave Fire House to discuss and decide on the 2 dams.

### **F. ANY OTHER MATTER**

1. Mark mentioned that Malvern Institute is working on a master plan for the facility.
2. 1335 Park Ave – The resident is running a business out of the home. Mark wrote an enforcement notice. The resident is appealing Mark’s decision to the Zoning Hearing Board.

**G. ADJOURNMENT**

There being no further business, Dan Daley moved to adjourn the meeting. Brad seconded the motion. The meeting adjourned at 9:30 pm. The next regular meeting will be held Wednesday, July 6, 2016 at 7:00 pm. Adam will not be attending this meeting.

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