

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
August 3, 2016

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, August 3, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Lori Kier, Jim McRee, Dan Daley, Monica Close, Brad Giresi and Dan Landis. Also present was Rick Smith, Township Manager and Janet Emanuel, Township Supervisor.

COMMON ACRONYMS:

<i>BOS – Board of Supervisors</i>	<i>CPTF – Comprehensive Plan Task Force</i>
<i>BC – Brandywine Conservancy</i>	<i>CVS – Community Visioning Session</i>
<i>CB – Conservancy Board</i>	<i>SWM – Storm Water Management</i>
<i>CCPC – Chester Co Planning Commission</i>	

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 July 6, 2016 meeting were approved as amended.

B. SUBDIVISION & LAND DEVELOPMENT

1. 1420 E Strasburg Road (Subdivision/Land Development) – Rick Smith advised that the applicant/developer had, on July 26, 2016, submitted a letter granting a 60 day extension to the Board of Supervisors.

C. CONDITIONAL USE/VARIANCES

1. 907 Madison Drive – Charles Gerbron, attorney with MacElree Harvey, made a presentation on behalf of David and Lia McNeely, the applicants, who were requesting a variance to allow construction of a new garage, which would encroach 10.1 feet into the side yard setback. After his presentation and discussion between the Commission and the applicants, Adam made a motion that the Commission recommends that the board of Supervisors oppose the variance request because there is no hardship to warrant the relief requested. Jim seconded the motion. Jim suggested that we put conditions on the approval in the event it is granted. Discussion ensued. The motion to oppose passed unanimously.

D. OLD BUSINESS

1. DAS Ordinance - Kim Venzie, Esquire, presented an overview of the current status of the Distributed Antenna Systems (DAS) aspect of wireless technology and proposed ordinance provisions to regulate same. She distributed a proposed DAS ordinance. Also present and involved in the discussion were John Shive and Jane Colleran of Crown Castle, the nation's largest providers of wireless infrastructure. There was much discussion about the location of DAS systems, rights of way, and aerial systems. Lori Kier suggested some edits to the language of the proposed ordinance. After discussion, a motion was made to incorporate the changes discussed to the Wireless Communications Ordinance Amendment and submit the ordinance to the Chester County Planning Commission for review and comment. The motion passed unanimously.

2. Zoning Ordinance Review – The proposed review of two sections of the Zoning Ordinance was postponed until the September meeting. The Commission meeting that night will begin at 6.30 pm for a workshop to last until 7:30 to accomplish the review, with the regular meeting to follow.

E. 2016 GOALS

1. Paoli Pike Trail - Janet Emanuel announced that the township received a \$1.736 million dollar grant from the DVRPC for development of the Paoli Pike Corridor Plan. The Commission discussed the makeup of the Trail Committee, in light of the receipt of the additional funds. Brad wondered whether signing/way finding would be topics addressed by the Trail Committee. The consensus was that he join the Trail Committee. Lori mentioned the Commission members attendance on planning the commercial corridor. Brad mentioned a presentation to be made by Ryan Homes in conjunction with recent articles regarding Chester County's unaffordable housing.

F. ADJOURNMENT

There being no further business, the meeting adjourned at 9:50 pm. The next regular meeting will be held Wednesday, September 7, 2016 at 7:30 pm, with a workshop from 6:30 to 7:30.

Respectfully submitted, _____
Monica Close, Planning Commission Member