

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
September 7, 2016

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, September 7, 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, and Brad Giresi. Also present was Mark Gordon, Township 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. WORKSHOP – 6:30 pm

The purpose of the workshop was to review the following zoning ordinance sections:

- a. §240-22 Signs
- b. §240-23 General Regulations

They did a first review on the current ordinance §240-23 with the following comments:

General Regulations:

1. Page 1, Line 11 – Principal Building. This would be 2 or 3 buildings arranged around a lot; i.e. corporate park lots. Mark mentioned that Comcast has 3 with breezeways between them. All must meet setbacks between each other.
2. Page 2, Line 8 – Sketch G is a sketch of flag lots and how they are laid out.
3. Page 3, Line 12 – Change to “In the case of a building where there is a row of individual uses (such as a shopping center....) the side yard requirement applies to the whole building.”
4. Page 3, Line 24 - ...building or structure. A structure can be anything. The definition is very broad. Janet was told a utility pole is a structure whether fixed or moveable.
5. Page 3, Line 42 – Sight distance – tree trunks – should the size of a tree be specified. Janet mentioned that on the corner of Bancroft and Marydell the original owners planted shrubs and trees, which eventually obstructed the view so the Township had to do something. The Township ordinance is for state and local streets.

Signs:

1. Lori mentioned that throughout the copy there were caps and indenting missing. Mark explained that this is due to the cut & paste method he had to use to make the copy. These items are okay in the original.
2. Page 1, Section 2, line 31 – Special Permits in Corporate/Industrial areas. Use is to be changed in 30 days and on Page 2 Section 1 – abandoned use is 6 months. Mark explained abandoned vs vacant use for signs. He will point this out to the Township solicitor.
3. Page 1, Line 27 – remove “exceed”
4. Page 2, line 22 - change case - ...to which “they” do not....
5. Page 2, line 35 - just use “bulbs”, remove “bare”
6. Page 2, line 36 – add ...visible off the lot “on which it is located”

B. FORMAL MEETING – 7:30 pm

1. Adam called the meeting to order at 7:30 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 August 3, 2016 meeting were approved as amended.

C. SUBDIVISION & LAND DEVELOPMENT

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

D. CONDITIONAL USE/VARIANCES

1. 1349 Morstein Rd (Conditional Use – Home Occupation) John McDonald, homeowner, was present and reviewed his request. He is in the process of getting a Federal Firearms License (FFL). The FFL will allow him to sell firearms on a website. Orders will be taken through the website and shipped to customers directly from a wholesaler or distributor. Occasional firearms transfers may take place at his physical location. He will not warehouse firearms. He described the process to become an FFL through the ATF and he will have to get a PA State license through the local sheriff. He will have a locked safe to store any firearm that he may have to process as the local FFL. The ATF can come to do an inspection at anytime. Lori asked if he has to offer the transfer of firearms as an FFL. He could do internet only transfers. Adam asked how many cars can be parked at his location. He answered 2 maybe 4 if needed. He clarified for Dan that he has never done this before.

Mark explained that the reason he has to make this request is to meet the requirements of home occupation ordinance with customers coming to his home. This will cause an impact on the traffic in the neighborhood. There is only one other FFL in East Goshen. Two years ago when that resident tried to renew his FFL license, he was told that the Township now had requirements for home occupations. He had been doing this for 20 years and there were no problems. He went through the process with no problems.

Public Comments:

1. Ronald Heier, 1405 Allan Lane – He asked if someone could have a monthly delivery to his house. Answer was yes. He asked about the delivery process, does someone have to accept the package? Mr. McDonald hasn't talked with shipping companies yet about this process, he assumes someone will have to sign for any packages.
2. John Maher, 1240 Highgate Road – He mentioned that there should be an alarm to alert the police if someone is breaking into his house and particularly the safe.
3. Robert Atkinson, 1305 Barkway Lane – He asked about the types of guns. Mr. McDonald answered that there will not be any fully automatic guns.
4. John Bole, 1237 Highgate Road – He is concerned that this is a residential neighborhood with young children and someone who finds out that he has guns will be a problem. The people do not want a gun dealer in the area.
5. Jeff Moran, 1038 Hershey Mill Road – He voiced concern about how the traffic and firearms coming to his house will be monitored. Mr. Moran is requesting very strong restrictions but would rather have the request denied.
6. Meg Thompkins, Barkway Lane – She asked how he will know if the purchaser is a felon or not. Mr. McDonald explained that he has to run a background check on each person making a purchase.
7. Monica Holland, 1230 Waterford Road – She also asked about monitoring the traffic. Mark Gordon explained that under the ordinance, 8 vehicles can come and go per day. It may be possible to restrict this number.

8. Clifford Kraft, 1236 Highgate Road – He moved here to be in the country away from the city. He started his own business on Pottstown Pike. When you go into business, you want to make a profit so the chances are good that this will escalate to providing ammo and accessories in addition to guns. He recommends that Mr. McDonald start the business somewhere else. Mr. Kraft mentioned that a few years ago his house was broken into. There is a wooded area next to Mr. McDonald's house. He is concerned about explosives and the pipeline that is going in. Can the Fire Marshall do an inspection? Mark Gordon replied that this could be a condition.
9. Jane Schultz, 1300 Amstel Way – She asked if he can do this without an FFL. Reply was no.
10. Mike Montgomery, 1243 Waterford Road – He lives behind Mr. McDonald. He is concerned about people coming to the house. He is against this request.
11. Steve Jenkinson, 1307 Amstel Way – He asked about the process of background checks.
12. Sal Digiovanni, 1241 Waterford Road – He voiced concern about whether this has to be disclosed in a sale of a residence in the area.
13. Louis Giangliulo, 1242 Highgate Road – He pointed out that there is a school bus stop across the street and a school one mile away. This is a safety issue for the neighborhood.
14. Kevin Bruton, 1234 Waterford Road – He spoke about internet only business and suggested that Mr. McDonald consider this.
15. Doug Trueman, 1353 Morstein Road – He has three young children and is concerned about the traffic and speeding on this road now. He is concerned that Mr. McDonald does not know everything about this process and the impact it will have.

Planning Commission Members Comments:

Jim pointed out that Mr. McDonald could sell lots of guns and never have an impact if no customers come to his home.

Adam asked Mr. McDonald if he would change his request to internet only. This would change it to a no impact home based occupation and he wouldn't have to go through this process.

Dan is concerned that questions weren't answered about deliveries to the house and access to the property. He recommends: 1. have a turn around area on his property so vehicles don't have to back out onto Morstein Road; and 2. trips limited to one vehicle per day.

Jim recommended a condition that the applicant will clearly answer questions to the BOS that weren't answered by the applicant at this meeting.

Monica wants a security system on the safe that would alert police.

Brad noted several inconsistencies on the narrative about the business. He suggested that the applicant remove deliveries to the home.

Lori – Since the applicant can't answer questions and the application has inconsistencies, can it be denied.

Adam – There will be no motion made tonight. The September 20th meeting will be cancelled. Mr. McDonald can come to the October meeting with answers and fix inconsistencies in the application.

Mark will send a letter to the residents with the date of the next meeting – October 5th.

E. OLD BUSINESS

1. DAS Ordinance - Janet mentioned that at last night's meeting, the Board of Supervisors sent this draft ordinance on to the County for review.

F. ADJOURNMENT

There being no further business, the meeting adjourned at 10:00 pm. The next regular meeting will be held Wednesday, October 5, 2016 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary