

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, January 4, 2017
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting**
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes**
 - 1. December 7, 2016**
- F. Subdivision and Land Development Applications
 - 1. 1420 E. Strasburg Rd. (Brakman Property, SD/LD)**
 - a. Planning Extension Received – No additional information to review**
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. Old Business**
 - 1. Zoning Ordinance Review (Materials Distributed in June)**
 - a. §240-22 Signs, finalize**
- J. New Business
- K. 2016 Goals
- L. Any Other Matter
- M. Liaison Reports
- N. Correspondence

Bold Items indicate new information to review.

East Goshen Township Planning Commission
Application Tracking Log

Application Name	Application (CU, LD, O, SD, V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date	Comments
1420 E. Strasburg Rd. / Brakman-Gunnison	SD/LD	P/F	5/18/16	6/1/16	5/19/16	5/19/16	5/20/16	3	3/1/17	3/21/17	NA	3/29/17	
Bold = New Application or PC action required													

Completed in 2016

Star Printing	CU	Sk	11/18/16	11/22/16	NA	NA	11/22/16		12/7/17	1/20/17	12/12/16	1/22/17	Approved
1349 Morstein Rd / McDonald	CU	Sk	8/29/16	8/29/2016	NA	NA	9/1/16		10/5/16	10/18/16	10/18/16	10/28/16	Approved
907 Madison Dr	V	sk	7/20/16	7/20/16	na	NA	7/28/16		8/3/16	8/16/16	9/15/16	9/18/16	Granted
943 Cornwallis Drive	SD/LD	P/F	2/16/16	3/2/16	2/17/16	2/17/16	2/18/16	NA	5/11/16	5/31/16	NA	5/31/16	APPVD.
1325 Boot Rd. / SSPP Church	V	S	3/8/16	3/8/16	NA	NA	3/30/16	NA	4/6/16	4/5/16	4/28/16	5/7/16	Granted
814 N. Chester Rd. / Goshen Friends School	LD	S	2/25/16	3/2/16	NA	NA	2/26/16		NA	NA	NA	NA	APPVD.
1420 E. Strasburg Rd.	SD/LD	Sk	1/26/16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
930 N. Chester Rd. / Gary and Paula Moore	SD	P/F	10/23/15	11/4/15	10/26/15	10/26/15	10/28/15		1/13/16	2/2/16	NA	2/2/16	APPVD.

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
December 7, 2016

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, December 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, 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. FORMAL MEETING – 7:00 pm

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 November 2, 2016 meeting were approved.
5. Adam announced that Dan Landis has resigned his position on the Commission.

B. CONDITIONAL USES & VARIANCES

1. 1372 Enterprise Dr. (Star Print Mail) – Allan Swenson Jr., owner of Star Print, explained that there is about 8,100 SF in their 45,000 SF building that is not being used. They want to rent this portion for warehousing to Advanced Staging, which also owns a building in the corporate park. Stephen J. Wildemann, President of Advanced Staging, explained that they do audio and lighting for very large events. They will use the area for storage of equipment. Traffic in the Corporate Park will be the same. They will have 2-3 employees at this location.

Public Comment:

Wayne Balmer, 703 Sycamore Drive – Mr. Balmer has lived adjacent to the corporate park ever since it was built. He had a map and asked to be shown which buildings are involved. He is concerned about possible increase in traffic and noise. When the park was first opened there were trucks running all night. Janet commented that those were refrigerated trucks that weren't unloaded until the next morning. Mark mentioned that now there are no deliveries, loading or unloading before 7 am and after 10 pm. Mr. Wildemann commented that when their trucks return from an event after 10 pm, the unloading will be done the next day.

Mark mentioned that the BOS will review this request on December 12, 2016.

Dan moved to recommend that the Board of Supervisors approve the conditional use application for Star Print Mail Inc. to convert their building to a Multiple Use Building as depicted in the application and the applicants descriptions provided during their presentation to the Planning Commission with the following condition:

1. The applicant will follow all applicable federal, state and local ordinances and secure all proper permits prior to use and occupancy of the property.
- Jim seconded the motion. The motion passed unanimously.

1 **C. ORDINANCE AMENDMENTS**

2 1. Home Occupation – Add Firearm Sales to the list of uses not permitted as a Home
3 Occupation. After review, suggested changes were:
4 Sec 1, Firearm - remove “or the expansion of gas.”
5 Sec 2, (v) – change to “Sale, manufacture, or distribution of firearms or ammunition that are
6 regulated by the ATF.”
7 Adam moved to recommend to the Board of Supervisors that they adopt the proposed ordinance as
8 amended. Dan seconded the motion. The motion passed unanimously.
9

10 **D. OLD BUSINESS**

11 1. Paoli Pike Trail – Mark reported that the township did not get the grant for sections A-B but
12 they have an application ready for another grant for this area.
13 2. Goals for 2016 – Mark mentioned that they have a consultant for the Corridor Plan. The
14 BOS approved the contract.
15 3. Zoning Ordinance Review – Signs – The Commission continued their review of Temporary
16 Signs, Section P (3) – put a comma after “establishment”
17 P (3b) – Change square footage of freestanding sign to 20 SF
18 P (4) – put a comma after “establishment”
19 P (4a) – Two wall signs shall be permitted on separate facades if the building is stand
20 alone in a shopping center.
21

22 **ADJOURNMENT**

23 There being no further business, Jim moved to adjourn the meeting. Adam seconded the motion.
24 The meeting adjourned at 9:30 pm. The next regular meeting will be held on Wednesday, January 4,
25 2017 at 7:00 pm.
26
27

28 Respectfully submitted, _____
29 *Ruth Kiefer, Recording Secretary*

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

Date: December 16, 2016

Plan: Brakman Subdivision

East Goshen Township Board of Supervisors
1580 Paoli Pike
West Chester PA 19380

Re: Application Review Period Extension

Dear Board of Supervisors,

In regard to the above noted plan I authorize the Township a 60 day extension to the application review period. I understand that this extension doesn't mean that the application referenced will be approved within this period; it solely allows East Goshen Township additional time to review the application.

Applicant (Print): JB Brandolini for Gunnison Development Co. LLC.

Applicant (Sign): 