

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

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 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.

C. ORDINANCE AMENDMENTS

1. Home Occupation – Add Firearm Sales to the list of uses not permitted as a Home Occupation. After review, suggested changes were:
 - Sec 1, Firearm - remove “or the expansion of gas.”
 - Sec 2, (v) – change to “Sale, manufacture, or distribution of firearms or ammunition that are regulated by the ATF.”

Adam moved to recommend to the Board of Supervisors that they adopt the proposed ordinance as amended. Dan seconded the motion. The motion passed unanimously.

D. OLD BUSINESS

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

ADJOURNMENT

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

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary