

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
March 1, 2017

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, March 1, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Monica Close, Brad Giresi and new member Ernest Harkness. 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. Mark mentioned that on March 28, 2017 DVRPC will make a presentation on aging demographics. He asked all Commission members to attend.
4. Adam noted that the minutes of the February 1, 2017 meeting were approved.

B. SUBDIVISION & LAND DEVELOPMENT APPLICATIONS

1. 1420 E. Strasburg Road (Brakman Property) - Jim Brandolini was present representing the owner. Jim reviewed the revised plan for 1 existing home and 2 new homes. He is requesting a waiver to combine preliminary and final plan approval. He has received the final letter from the Township engineer and will comply with all comments. The NPDS permit has been received. Mark verified all the letters and permits that were received. The Commission members reviewed possible conditions. Brad made the following motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the waiver request and the Preliminary / Final Subdivision and Land Development Plan for 1420 E. Strasburg Rd., subdividing the lot into three single family residential lots as depicted on the plan dated May, 17, 2016 and last revised on 2/20/2017 with the following conditions:

1. The Applicant shall address all remaining comments outlined in Pennoni Review letter dated February 28, 2017 to the satisfaction of the Township engineer prior to final approval by the Board of Supervisors.
2. The applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.
3. Execution of a Development and Financial Security Agreement prior to the plans being released for recording. The amount of such security shall be based upon construction cost estimates for the site improvements including landscaping, to be provided by the applicant, which will be reviewed and approved by the Township engineer.
4. Execution and recording of the Township storm water management Operation and Maintenance agreements, driveway easement and maintenance agreement in accordance with Township practice.
5. The applicant shall pay the traffic Impact fees of \$792.50 for the project, prior to the issuance of building permits for the new single family homes. This project will add two peak hour vehicle trips, 1 trip for each new lot. $2 \times \$396.25 = \792.50 .
6. The applicant shall prepare and record a grinder pump agreement for lot 3 in accordance with Township practice.

7. The applicant shall secure a PennDOT Highway Occupancy Permit and construct the improvements required by the permit prior to the issuance of building permits for the proposed single family homes.

Adam seconded the motion. The motion passed unanimously.

C. ORDINANCE AMENDMENTS

1. Medical Marijuana Ordinance – Mark commented that on April 17, 2016 the PA State Legislature approved the Medical Marijuana Act. The Act breaks the PA MMJ industry into two categories:

- a. MMJ Grower/Processors – industrial growing and production use
- b. MMJ Dispensaries – retail distribution use

Growing will be inside. Permits are controlled by the PA Dept. of Health. There will be 1 dispensary permit in Chester County. Mark has received one request. The location is on West Chester Pike in the C-4 District. Mark described the processing by growers/processors and what a patient needs to get MMJ. Janet commented that the BOS feels the district most suitable for this is C-4. This will be discussed further at the next meeting.

D. 2017 GOALS

The Commission discussed the goals in the memo from Rick Smith

ADJOURNMENT

There being no further business, Adam moved to adjourn the meeting. Brad seconded the motion. The meeting adjourned at 8:50 pm. The next regular meeting will be held on Wednesday, April 5, 2017 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary