

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**May 3, 2017**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, May 3, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Dan Daley, Monica Close, Jim McRee, Ernest Harkness, and Silvia Shin. Also present was Mark Gordon, (Township Zoning Officer), Marty Shane, Mike Lynch, and Janet Emanuel, (Township Supervisors), and Kristin Camp, (Township Solicitor).

**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 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 April 5, 2017 meeting were approved as amended.

**B. SUBDIVISION & LAND DEVELOPMENT APPLICATIONS**

1. 1506 Meadowbrook Dr – Sketch Plan (Subdivision & Variances) – Shimon Guy, President of Guy Engineering Associates, represented the property owners Mr. & Mrs. Stephen Legenstine. He explained that they are proposing subdivision of their flag lot property, which is slightly less than the 2 acres required by ordinance. He listed the variances they need:

- a. Variance from §240-9G – minimum lot size
- b. Variance from §240-23B(2)(a) street frontage

They have approached the owner of the adjoining property at 1431 Boot Road to purchase a narrow piece of land in order to meet the 2 acre requirement. That owner, Ms. Gable, has agreed. Hemlock Hill Lane is a private lane/driveway next to them. There is a mutual agreement for use and maintenance. There will be another member to this agreement but not a significant increase in traffic. They plan to add a pull off area so cars can pass.

Mr. Guy mentioned that they have informed their neighbors and none objected. They have one more to contact.

Commission members comments:

1. Adam asked what is the hardship. Mr. Guy answered that they need funds to improve their existing home and continue to live here.
2. Jim voiced concern about the narrow road and whether emergency vehicles can get there. Mr. Guy responded that this subject came up years ago and it was decided that widening the road would present hardships for the residents. Jim pointed out that splitting a flag lot is not allowed under the ordinance. Mark Gordon explained the history of the lots in the area. Jim also is concerned about the lack of hardship.
3. Ernest asked for verification of the existing lots. He is concerned about emergency vehicles.
4. Dan reviewed the history of the lots and private lane. He gave suggestions as to how they should present their proposal next time and include comments from neighbors. He explained the application process for variances from the Planning Commission, to the Board of Supervisors to the Zoning Hearing Board.
5. Silvia verified that the code requires a hardship to get a variance.

Public Comments:

1. Leo Kasehagen, 919 Nathaniel Drive – He mentioned that they were not contacted by the applicants about this proposal. They learned about it from the Township letter.
2. Ted Grossman, 707 Hemlock Hill Lane – He just heard about the possible widening of the lane. He is very concerned about the water runoff and the impact to his property. Can another storm water system be installed. Mark explained that the applicants will come back with an application to address the variances and storm water will be discussed. The amount of runoff from the property cannot increase.

**C. ORDINANCE AMENDMENTS**

1. Medical Marijuana Ordinance – Mark explained that drafts for both of these ordinances were sent to the County for review so they may have responses by the June Planning Commission meeting. After discussion Jim moved to recommend that the Board of Supervisors approve the Medical Marijuana Ordinance pending no comments from the County. Silvia seconded the motion. The motion passed unanimously.

2. Floodplain Ordinance – Kristin Camp, Township Solicitor, explained the FEMA map update. There is a consultant to help municipalities put the update in place. The maps don't go into effect until September 29, 2017. Mark commented that there are no changes to the East Goshen map.

**D. ANY OTHER MATTER**

1. Malvern Institute - The Township staff and attorneys had a meeting to review this request. Marty commented that he and Janet need to have a public meeting with residents as soon as possible. Marty thanked the members of the Planning Commission and Township staff for all they have done with this request.

**D. LIAISON REPORTS**

1. Board of Supervisors – Janet reported that the Board's financial advisor regarding bonds gave a presentation last night about financing projects not covered by grants. The projects are 2 dams, the Paoli Pike Trail, West Goshen sewer improvements and East Goshen Park.

**ADJOURNMENT**

There being no further business, Adam moved to adjourn the meeting. Ernest seconded the motion. The meeting adjourned at 8:40 pm. The next regular meeting will be held on Wednesday, June 7, 2017 at 7:00 pm.

Respectfully submitted, \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*