

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**July 12, 2017**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, July 12, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Dan Daley, Monica Close, Jim McRee, Silvia Shin, and Brad Giresi. Also present was Mark Gordon, (Township Zoning Officer), Janet Emanuel and Mike Lynch, (Township Supervisors).

**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 commented that a meeting will be held on Wednesday July 19, 2017 regarding ZHB applications for 1007 Taylor Ave. and 1506 Meadowbrook Ln.
4. Adam noted that the minutes of the June 7, 2017 meeting were approved.

**B. SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

**1. 14 RESERVOIR ROAD (Sketch Plan)** – Owner Jeffrey Closson was present. The sketch plan was done by Yerkes. The existing property is approximately 2 acres and has an existing single family home. The plan proposes to create one new .8 acre flag lot to the rear of the existing home for a new single family home which will be 2,500 – 3,000 sq.ft. A zoning variance is needed for the width of the flagpole portion of the flag lot. The proposal is for a 20' pole portion and the ordinance requires 40'. The plan shows they will lose the turn around but there will be enough space to access the garage properly. The tree will be removed. There will be a landscape plan for the new house. Jim pointed out that there is no hardship. Multiple driveways were discussed. Dan commented that he would like to see them combined in some way so there won't be another entrance onto a public street. Either extend the existing or close the existing and make a new drive that will divide off to the two houses. The benefit of using the existing drive is no storm water management is needed for the existing portion. They will also need a shared drive agreement. Dan showed Mr. Closson his idea for the drive. Janet cautioned Mr. Closson about the one question that he should be prepared for with the ZHB. That is – is this the minimum variance you need?

Mr. Closson thanked the Commission for their input.

**C. CONDITIONAL USE AND VARIANCE**

**1. Crown Castle: Distributive Antenna System (DAS) (Conditional Use)** - The applicant was represented by: John Shive (Government Relations); Peter Broy (Government Relations Manager); Len DeWees (Project Manager); and George Mokarakorn (RF Engineer). Peter Broy introduced the team members. Crown Castle is the largest Small Cells/DAS company with 26,000 DAS facilities across the nation and 570 in Philadelphia. John Shive mentioned that there are 11 existing facilities in East Goshen since 2009 when the process was only a permit. The Township passed a DAS ordinance in 2016, which requires the Conditional Use process. They worked closely with the Township Staff. He explained that the proposal is to install DAS on 4 existing poles and 2 new poles. They prefer to co-locate on existing poles. New poles are either wood or metal. They would like to have these installed by the 4<sup>th</sup> quarter of 2017. He reviewed each location. The ordinance allows antenna height to 55 ft. They maintain the poles annually. The facility on the pole sends a signal to a district office if there is a

problem. Their maximum response time is 4 hours. John mentioned that they have a ROW agreement with the Township and feels it will be the model for Chester County. After they receive Conditional Use, they will get the required permits. DAS provides wireless service in the immediate area. They can have 2 other carriers on the pole. Black was selected for the metal poles since it blends in better. If power lines are underground, they will install underground. If the power lines are aerial, they run a structural test on the existing pole. For the proposed poles on Ellis Lane, EMP-039 will have an omni antenna which turns 360°; EMP-040 will be a 2 ft. directional antenna to the school. There is an existing pole down the street, which has the omni antenna. PECO is working on their applications. They have a group that checks the FAA requirements.

Dan moved to recommend that we recommend that the Board of Supervisors approve the Conditional Use Application for the six new Wireless Communication facilities outlined in their application pursuant to the Zoning Ordinance with the following condition(s):

1. At locations EMP-030 1304 Wilson Drive and EMP-034 1303 Goshen Parkway no aerial utilities are permitted.
2. When and where feasible underground utilities will be used.
3. For metal poles (EMP-034) black matte will be used.

Jim seconded the motion. Monica recused herself from the vote. The motion passed with the one abstention. Mike Lynch suggested notifying PECO of our preference in the condition.

#### **D. LIAISON REPORTS**

1. Board of Supervisors – Janet reported on the Township’s bond issue.

#### **ADJOURNMENT**

There being no further business, Silvia moved to adjourn the meeting. Dan seconded the motion. The meeting adjourned at 9:20 pm. The next regular meeting will be held on Wednesday, August 2, 2017 at 7:00 pm.

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