

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION WORKSHOP MEETING
July 19, 2017

The East Goshen Township Planning Commission held a workshop meeting on Wednesday, July 19, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: Vice Chairman, Brad Giresi, Dan Daley, Monica Close, Jim McRee, Silvia Shin, and Ernest Harkness. Also present was Mark Gordon, (Township Zoning Officer).

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. Brad 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. Brad asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.

B. CONDITIONAL USE AND VARIANCE

1. 1007 Taylor Avenue (Zoning Variance Application) - Eli and Noah Kahn represent the owner E Kahn Development. The application is for dimensional variance relief. They are proposing a 2 lot subdivision of the property. The existing parcel is approximately 1.08 acres and has two existing single family homes and a large garage. The plan proposes to subdivide the existing lot creating one new .87 acre lot and one new .209 acre lot. They will keep the large garage with lot 1 and propose to build a new garage for lot 2.

Jim suggested that the garage on lot 2 be moved closer to the existing garage. Mark pointed out the people usually want the garage closer to the house. Silvia agreed with Mark. Eli mentioned that they will give the buyer of lot 2 the option to have the garage built. Mark commented that the variance for the garage is good for 18 months after approval. Dan commented that they have to have enough space behind the existing garage to do maintenance, at least 3 feet. Eli commented that there is room for painting, etc. Two residents who back up to the property had no objections.

Dan moved that the Planning Commission support the requested variance relief proposed in the application. The proposed relief will improve the nonconforming conditions that exist today and will not alter the essential character of the neighborhood or district in which the property is located, not substantially nor permanently impair the appropriate use or development of adjacent property not be detrimental to the public welfare. Ernest seconded the motion. The motion passed with one abstention from Monica who works for the applicant's law firm.

2. 1506 Meadowbrook Dr. (Zoning Variance Application) – Owners Stephen and Denise Legenstein were represented by T. Maxwell O'Keefe, attorney. He explained that the proposal is for a 2 lot subdivision of their property in order to create one new lot for a new single family home. The existing parcel is approximately 1.999 acres. The applicant has an agreement with the neighboring property owner, Mary V. Baker, 1431 E. Boot Rd., to purchase a 400 sq. ft. strip of land in order to increase the area of their property to 2 acres. Mr. O'Keefe provided photos and additional information. He reviewed the photos and the property's history. In 1992, Mr. D'Ambrosio (father of Mrs. Legenstein) got an extra EDU because he wanted to subdivide the property but didn't. They still have the EDU. There is a current easement and maintenance agreement between all 4 current users of the private drive. Shimon Guy, engineer, stated that after his meeting with Mark Gordon, he marked the changes on the sketch plan. They have to do a survey to determine if any existing trees along the drive need to be removed for sight

line concerns. Mr. O'Keefe mentioned that 4 other property owners provided letters stating they don't object to the proposed plan. Mark mentioned that he received a letter from the neighbor at 919 Nathaniel Dr., whose property is behind the proposed new lot and new home, and asked that it be put on record. Brad read the letter as public comment.

Monica suggested waiting for the agreement for the additional land and the drive easement. Mr. O'Keefe passed around a copy of the current drive agreement.

Mark mentioned that he spoke to Ms. Baker who said she will give the additional land. Ms. Baker was present at this meeting and acknowledged that she will do this.

Mr. Guy mentioned that after the survey is completed they will be able to show a more accurate plan. Corrections will be made regarding the Baker property.

Dan made the following suggestions:

1. clear sight distance at turn around in private drive
2. increase the buffer for the property at 919 Nathaniel Dr.
3. incorporate pull off into plan
4. variance subject to additional area to make the property 2 acres

Dan pointed out that actually 5 properties will be using the drive. Silvia read the current drive agreement and was ok with it. Brad wants to see a legitimate plan and survey and would prefer they come back for the August 2nd meeting. Commission members agreed they should come back.

ADJOURNMENT

There being no further business, Silvia moved to adjourn the meeting. Dan seconded the motion. The meeting adjourned at 8:40 pm. The next regular meeting will be held on Wednesday, August 2, 2017 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary

Attachment – letter dated 7/18/17