

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**August 2, 2017**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, August 2, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Brad Giresi, Dan Daley, Monica Close, Jim McRee, and Ernest Harkness. Also present was Mark Gordon, (Township Zoning Officer), and Marty Shane, Janet Emanuel and Mike Lynch, (Township Supervisors).

**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>	<i>ZHB – Zoning Hearing Board</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 commented that there is no need for a workshop.
4. Adam noted that the minutes of the July 12 meeting and July 19, 2017 workshop were approved as amended.

**B. CONDITIONAL USES AND VARIANCES**

1. **Malvern Institute (ZHB Application)** – Brian Nagel, Attorney, represented the applicant. Tonight they are presenting an updated proposal, which addresses some concerns raised at the last meeting about parking along King Road. Other issues and the sequencing of a 15-year plan will be covered at the September meeting. He spoke about landscaping, sound blankets around the generator to reduce noise and security cameras.

Bob Plucienik, Chester Valley Engineers, pointed out that there are currently only 48 parking spaces. They calculated that they need 81 based on the number of staff. He showed where they plan to add the parking spaces to existing parking areas. There will be one-way traffic into the parking areas and a gate at the exit with a security camera. He pointed out where new fencing and landscaping will be installed. The driveway will be widened to 22 feet. They are not going to move the volleyball courts.

Brian mentioned that patient autos must be removed from the property within 24 hours so there is no long-term patient parking.

Brad asked about sound reducing solutions. Brian mentioned that they are still reviewing solutions for the smoking pavilion. The 3 sides could be covered but they must have clear sight into it.

Dan asked about the height of fencing at the rear of the property. Brian responded that it would be 8 feet. Mark commented that this is a commercial use on a residential lot.

Dan asked about lighting in the parking areas. Brian responded that they are reviewing the ordinance regarding lighting.

Adam mentioned that a neighbor commented at the last meeting that the woods around the creek aren't as thick as they used to be. Brian responded that they are looking at deer resistant understory and buffer plants on the east side of the property.

**Public Comment:**

1. Lisa O'Neill, 10 Brookmont Dr., Malvern – She asked where this application is in the process. Adam explained that the applicant gave an extension. He gave the dates of the next meetings. The ZHB hearing

is scheduled for September 27. The applicant has stated that they will give another extension, which will move everything back.

2. Todd Asousa, 927 W. King Rd., Malvern – He asked what they are applying for. Mark explained that the property is a legal, non-conforming use and they want to expand the footprint. He explained all of the proposed expansions. Mr. Asousa asked about their hardship. He reported that his home and car have been burglarized.

3. Mark Hamilton, 20 Treemont Dr., Malvern – He has had problems since the 1980's and reported that his home has had several attempted break-ins. Each time the police located the offenders who were all addicts and connected to the institute. The patients there are desperate and dangerous. He is concerned about the children in the neighborhood. Originally, this was in the country with open land. Now it is very populated. He recommends that the institute sell the property, preferably to a developer who will build homes, and open in a more suited area. Adam commented that the Township can't make the institute leave. The use will stay with the property so they could sell to another institution. The applicant has offered, with this submission, to cap the number of beds.

4. Page Fenimore, 3 Treemont Dr., Malvern – She reviewed several incidents that occurred in the past year the latest on July 5, 2017 when an enraged patient was wrestled down.

5. Terri Relick, 12 Treemont Dr., Malvern - The topic of out patients was raised at the last meeting. On the institute's website, partial hospitalization is mentioned. This is a type of out patient care. Also the website states there are 106 beds. Brian responded that they have agreed to cap at 80 beds. Adam mentioned that the State sets the number of beds allowed in a facility.

6. Eric Young, 14 Brookmont Dr., Malvern – He asked about the security staff. Mark Russen of the Malvern Institute responded that the Chief of Security is a retired policeman and there are 5 guards that work 9 pm to 2 am. Increasing security is part of the proposed plan. Aides stay with patients during the day.

7. Lisa O'Neill – She commented that at every meeting the township states that security is paramount but they haven't seen security from the institute. She also mentioned the noise of the patients outside of the building. She was on the phone the other day and had to call the police because of the commotion. The Township has to take security more seriously. 80 patients is too many. Most of them have chosen to go to the institute instead of jail. This is a very serious situation.

Jim suggested that the institute address this situation and add security 24/7. Brian commented that the institute's staff has reminded the patients to be respectful of the residents.

8. Joe Fenimore, 3 Treemont Dr., Malvern – He moved here 13 years ago and backs up to the institute's property. There have been many problems. He cares about people who need help but the noise is horrible. Secure them. Protect us.

9. Timothy Klutchka, 5 Brookmont Dr., Malvern – He addressed the need for more than one camera. His mother was an addict. He just moved here 4 years ago. They need more cameras and fencing needs to be around the entire property.

Ernest asked what happens to the cap and cars if this application is not approved. Brian responded that there won't be a cap if it is not approved.

Adam closed discussion. The next meeting that Malvern Institute is scheduled for is September 6.

2. 1506 Meadowbrook Dr. (ZHB Application) – Shimon Guy, Engineer, gave out copies of the revised proposed plan. Alex Baumle, Attorney for applicant, reviewed discussions from the last meeting. Mr. Guy commented that the survey confirmed the boundaries of the property. He confirmed that the piece of land needed is 2 ft. by 200 ft. or 400 sq. ft. and will come from their neighbor. The number of users of Hemlock Hill Lane will increase from 5 to 6. They added a pull off area, which will be made of pavers. The existing drive will be widened to 12 ft. The visibility issue at the turn in the drive will be handled by trimming the trees and the realignment of the drive. Landscaping will be added to provide a significant buffer.

Dan asked about sewer and water. Mr. Guy showed where the existing sewer is and explained the plan for the additional use. There is no public water.

Leo Kasehagen, 919 Nathaniel Dr., West Chester – He asked for explanation of the process. Adam responded and explained the application process to the ZHB hearing.

Janet mentioned that last month the PC recommended that the BOS approve a ZHB application. Last night the BOS did not agree with the PC and will send their attorney to the hearing to oppose it. The ZHB is independent and does not answer to the BOS. Mark explained the ordinance and variances. Dimensional relief is being requested. He explained what the ZHB will ask for. Carolyn Collecito, 920 Continental Dr. – She asked about sewer and the transformer. Mark explained the history of the sewer and where the new lines will go. PECO will decide if the transformer needs to be upgraded.

After further discussion Dan moved that the Planning Commission recommend that the Board of Supervisors support the application for the requested dimensional variance relief for 1506 Meadowbrook Drive, with the following conditions:

1. Create the greatest sight distance triangle possible at the top of the driveway near the new home.
2. Provide a complete evergreen landscape screening buffer for the adjacent properties on Nathaniel Drive.
3. Provide a large vehicle pull off area along the driveway to ensure safety for pedestrians and motorists using the private driveway.

Jim seconded the motion. The motion passed with a 5 for and 1 against vote.

3. 1380 Enterprise Drive (ZHB Application) – The applicant was represented by Troy Segers, Project Manager; Gregory Feld, KC Signs; and Donald T. Petrosa, Esq. They need a variance for the height of the proposed sign on the building. It is 16' 3" and the ordinance allows 10'. There are several other signs in the corporate park that are above 10 feet. The height of the building is 18'6".

Dan moved that the Planning Commission send the Board of Supervisors a recommendation to support the Zoning Hearing Board application for the requested dimensional variance relief requested for the single wall sign at 1380 Enterprise Drive, Unit 300. The zoning relief, if granted, will not alter the character of the business park district. Jim seconded the motion. The motion passed unanimously.

### **C. LIAISON REPORTS**

1. Board of Supervisors – Janet reported that for 1007 Taylor Ave., although the applicant paid attention to the PC suggestions, the BOS did not agree with subdividing 1 conforming lot to 2 non-conforming lots. They will have the attorney go to the ZHB hearing to oppose the request.

2. Futurist Committee – Brad is the PC's liaison to this committee. He reviewed their goals regarding the town center and Paoli Pike trail. He asked Adam to attend the next meeting to discuss how to attract businesses.

**D. GOALS** – Mark will write a progress report for the BOS.

### **ADJOURNMENT**

There being no further business, Brad moved to adjourn the meeting. Adam seconded the motion. The meeting adjourned at 10:00 pm. The next regular meeting will be held on Wednesday, September 6, 2017 at 7:00 pm.

Respectfully submitted,

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*Ruth Kiefer, Recording Secretary*