

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
September 6, 2017

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, September 6, 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 Silvia Shin. Also present was Mark Gordon, (Township Zoning Officer), and Janet Emanuel (Township Supervisor).

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 first responders and those in the hurricane areas.
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 August 2, 2017 meeting were approved as amended.

B. LIAISON REPORTS

1. Board of Supervisors – Janet reported that the BOS is asking the Planning Commission to list the hardships related to an application in their letter of recommendation. The Paoli Pike Corridor Committee is looking at possible trails to connect developments, etc. to the Paoli Pike Trail. She requested that the Planning Commission include in their 2018 goals an overlay of Paoli Pike from Rt. 352 to Boot Road showing adjacent undeveloped properties.

C. SUBDIVISION AND LAND DEVELOPMENT

1. Applebrook Golf Club - Bob Plucienik, Chester Valley Engineers, explained that the application is for a proposed learning center. Currently they teach golf lessons on the driving range. They want an all weather facility. It will be 1800 sq.ft. with a 5 ft. paved walkway for access from the existing parking lot to the proposed building. He described the interior of the building. They will add landscaping to the buffer along Mrs. Fox's property. A lesson takes about 1 hour and is for existing club members only. There will be no flood lights and they don't anticipate the need for additional parking.

Public Comment:

Shirley Fox, 1711 Boot Road – She asked how many people could be there for lessons. She commented that golf balls have been hit into her property. Before the club was built she had lots of water on her property. Then her well went dry. Jared Viarengo, General Manager of the Golf Club, explained the position of the proposed building in relation to Mrs. Fox's property. There are only 3 areas in the building for lessons so approximately 6 people could be there at one time. Mrs. Fox mentioned that an archeological and ecological study was supposed to be done. Mark will check on the need for an archeological study. The ecological study will be done by the township engineer. Brad asked about the temporary entrance for construction from Boot Road. Mr. Viarengo said it will be restored. Mark explained that Mobil will be involved because of their pipeline.

The landscape plans will be reviewed by the Conservancy Board next Wednesday September 13.

D. CONDITIONAL USES AND VARIANCES

1. 1301 Goshen Parkway – Synthes USA – Brendan Burke, Attorney, reviewed the application. They are requesting an increase in impervious coverage from 55% to 60%. David Citro, of Mainstay Engineering, explained that there will be a 1200 sq. ft. addition to the building referred to as the finishing

room. Parking and equipment pads will be expanded. A drum storage area will be added. He mentioned that there are 252 parking spaces and 288 employees over 3 shifts. They hired a company to do a study of infiltration flows. They will clean out the current basin and provide underground infiltration for storm water. He reviewed the landscape plan and they will be at the Conservancy Board meeting next week. Any lighting needs will be addressed. They want a waiver of the traffic impact study.

Kyle Turner, Safety Officer – is responsible for compliance of PA state requirements. He reviewed all egress areas from the building. Their insurance company did an inspection of their chemical storage, which is currently over the loading dock. They want to move it to the proposed drum storage area. The fire company does an annual walk through.

The location of the buildings in the campus and what is done in each building was discussed. Future sidewalks were discussed along with the heating/cooling system.

Mark mentioned that Crown Castle will be installing a DAS (Distributive Antenna System) pole on the right-of-way in front of their building. He recommended they include aerial shots of the property and more information on the outdoor drum storage units in their next presentation.

E. ORDINANCE AMENDMENTS

1. Signs in the BP District – Mark provided copies of the ordinance relating to signs in the BP District. He asked the Commission members to review it for discussion next month.

F. GOALS – Mark will write an update for the BOS.

ADJOURNMENT

There being no further business, Brad moved to adjourn the meeting. Dan seconded the motion. The meeting adjourned at 9:30 pm. The next regular meeting will be held on Wednesday, October 4, 2017 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary