

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 4, 2017

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, October 4, 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).

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. Resident Joe Fenimore, 3 Treemont Drive, Malvern asked to tape the meeting. Request was granted.
3. Adam reviewed the Tracking Log and commented that there is no need for a workshop.
4. Adam noted that the minutes of the September 6, 2017 meeting were approved as amended and the minutes of the September 14 Workshop meeting were approved.

B. SUBDIVISION AND LAND DEVELOPMENT

1. Applebrook Golf Club - Land Development Mark reported that the Applebrook Golf Club representatives will be at the November meeting. They met with the Conservancy Board, took a walk through the wetlands and revised their plan. Comments were received from the Township Engineer regarding the sewer that is already there and possible hook up.
2. 1003-1007 Taylor Ave. – Subdivision – Noah Kahn, developer, reviewed the plan as per the Zoning Hearing Board decision. There will be no new garage for lot 2. The subdivision line will be parallel to the old garage and come out to Taylor Ave. They will remove some asphalt. They redesigned the existing garage to look more residential. This is a simple subdivision to put each home on its own lot. Mark mentioned that they are waiting for review letters from the County and Township Engineer. Dan verified that there is room to expand the driveway for additional parking on lot 2. They will be at the November meeting.

C. CONDITIONAL USES AND VARIANCES

1. 1301 Goshen Parkway – Synthes USA – Brendan Burke, Attorney, and David Citro, of Mainstay Engineering, were present. They are requesting an increase in impervious coverage from 55% to 60%. They met with the Conservancy Board and made some minor changes to the plan. The height of trees was discussed because they are in the landing zone for the airport. Mark mentioned that he spoke with the Township Solicitor. The zoning ordinance does not allow trees that will exceed 50 feet in height. Mark doesn't feel the trees will be that high. Regarding the front sidewalk, Brendan commented that they have elected not to request impervious for it at this time. If it comes up in the future, they are willing to do it. David reviewed the minor changes in the plan. An island in the parking area was added and some parking spaces were moved to the other side. A sidewalk was added for the west side parking area so people can safely cross to the building. He provided aerial photos as requested. They are still working on the drum storage area. Mark commented that outdoor storage is permitted in the II district. The ordinance allows 600 gallons.
Dan moved to recommend approval of the Synthes USA Conditional Use application to increase the impervious cover on their property to 60% with the following conditions:

- a. All outstanding comments from the Township Engineer are addressed prior to approval.
 - b. The applicant will return to the Conservancy Board during the Land Development review process to present their landscape plan.
 - c. The applicant will adjust the proposed plantings on the plan in order to meet the requirements of the Airport Zoning for landscape plantings within the airport approach zone of the property.
 - d. The applicant consider implementing a variety of best practice methods to deal with storm water runoff from the increased impervious coverage.
 - e. Applicant will demonstrate compliance with the zoning ordinance for outdoor storage.
- Adam seconded the motion. The motion passed unanimously.

2. Malvern Institute – Variances & Special Exception– Adam commented that the Commission will not be voting on this tonight. This is time for the applicant to make a revised representation. Brian Nagel, attorney, represented the applicant. He commented that this is a medical facility with various levels to take care of its patients.

He introduced Mr. Dennis Deal, Chief Clinical Officer, who gave his background and certifications. He has been in this field for 45 years. He explained the process for admission to Malvern. Malvern screens for levels of mental illness. Malvern first handled alcoholism then added drug addiction. He spoke about the increase in drug usage and overdoses since 1997. They showed a video of young people telling their story. Since addiction is a lifetime condition, Malvern provides ongoing clinics. He spoke about security. During the day, 7am to 4 pm, there are 23 staff members involved with patients. They have 5 Counselor Asistants (CA) who have to account for each patient every hour. In the evening, there are 15 staff members doing clinics or seminars. Patients are in bed by 11 pm. There are 6 security guards, former police officers, on duty at night. Elopements, run aways, happen between 8 am and 5 pm. Malvern has had several meetings with the community which were very good.

David Lumpkin, Executive Director of Malvern since 2011, explained the discharge process. Malvern Institute or patients’ families provide transportation for those being discharged. AMAs, those leaving against medical advice, must go through the same discharge process. They have a camera monitoring system – 24 internal and 11 outside, which operate 24/7. As part of the 15 year plan they want to add cameras at the front gate.

Bob Plucienik, Chester Valley Engineers, reviewed screening for the neighbors on the Willistown side. Stakes were put in along the property line. Some neighbors are encroaching on the Malvern property. Malvern will meet with those neighbors. Understory will be restored in the wooded areas. He spoke about fences including an 8 foot high, black estate fence along the front of the property.

Jason Burl, architect – reviewed space requirements. Malvern is in need of space to provide their services. The blue areas are patient rooms. With more rooms they can decrease the number of patients per room. The green areas are clinical areas. They are proposing to create better patient circulation in the building. He reviewed the 15 year plan. The barn is an existing building. They are proposing to use the lower level for storage, first level for admissions, and loft or second level for activity areas. An elevator would be added on the outside. Proposed new square footage would be 6,200 sf for the main building, 2nd floor addition and 2,300 sf for the barn. He showed renderings of the proposed changes. The planned schedule would be 1st Phase all outside site improvements, 2nd Phase the barn, and final Phase would be the 2nd floor addition and redistribution of everyone.

Brian mentioned that the sound fencing on the site will be addressed at the next meeting.

Adam asked about the smoking pavilion. Brian commented that sound fencing and smoke removal device will be added. They have moved the smoking area temporarily to the front of the building. The basement will be for maintenance. The timeline will be part of the application.

Jim pointed out that some landscaping is not listed on the timeline. Also they show 12 years with work completed in 8 years leaving 4 years if needed. Need more definite descriptions on the timeline.

Ernest asked about the main building renovation. Jason explained the movement of staff from the main building to the barn in order to do the construction.

Brian reviewed the remaining meetings in the process of getting approval from the Zoning Hearing Board.

Dan asked about lighting. Brian explained that lighting in the parking areas will be repositioned.

Jason mentioned that they will need some lighting at the entrance to the barn. He doesn't foresee any more lighting for the main building addition.

Dan commented that they have PA state approval for 80 beds, but if they are unsuccessful in getting this request, he assumes they will continue to operate as is. Brian believes that PA state law allows for this expansion.

Brad commented that it seems this addition will be visible to the neighbors. Will this be more daytime use rooms and not all hours patient rooms. Jason mentioned that it is closer to King Road and windows for patient rooms will be the same as the first floor.

Public Comments:

Todd Asousa, 927 W. King Rd., Malvern – He is trying to understand their claim to natural expansion. Brian explained that under PA law they do have the right to expand. The applicant has agreed to go through the township approval process.

Mark Thompson, attorney – He will be representing 4 neighbors, the Relicks and the O'Neills. He pointed out that under a non-conforming expansion, when there has been a previous expansion, they can't apply for more. He believes the municipal ordinances are primary over PA law.

Page Fenimore, 3 Treemont Dr., Malvern – She asked if they do criminal background checks as part of the admission process. Mr. Deal replied no. Mrs. Fenimore feels that Malvern doesn't think security is important. Mr. Deal replied that this is not a prison it is a medical facility. He explained how they account for patients. He believes that the increase in local robberies is due to the drug problem not because of Malvern Institute. He said none of their patients have committed robberies in the surrounding neighborhoods.

Lisa O'Neill, 10 Brookmont Dr., Malvern – If a person is taken from a prison and brought to Malvern for treatment and leaves AWOL are the police contacted? Brian commented that the police are contacted under certain circumstances ie; if the person is a danger to anyone.

Joe Fenimore, 3 Treemont Dr., Malvern – When they moved the smoking area it now comes into his backyard along with the noise. He wants it moved to a more central location now. He has called the police twice about the noise since the last meeting. Brian explained that the location was selected so the staff can see the patients. Mark pointed out that the current smoking area is 386 feet from his house.

Re Martino, 8 Line Road – She voiced concern about night time meetings in the new addition which could go to 10 pm. Jason pointed out the different rooms and their uses. The building height is consistent with a 2 story house.

Lisa O'Neill, 10 Brookmont Dr., Malvern – She wanted to emphasize that 20 years ago people were not outside. In the past 6-7 years, the outside activities have grown. They need to look at how far out on the property they have spread.

Diane Weltman, 5 Line Rd., Malvern – She is disappointed that there is no information about meditation trails and sound fencing. To be a good neighbor, why can't they reduce someone's concerns about smoking and noise now. What the neighbors are hearing is that, if they don't get their variance, then nothing will be done. Mark pointed out that Malvern Institute did install a fence at the property line at the request of neighbors. In the last 5 years this is the best plan they have presented. Mark agrees that the noise and language is very bad. He has heard it. He feels that the staff should be required to hold the patients to a higher standard.

Brian mentioned that many of these items have been addressed in staff meetings. He invited the neighbors to come see the plans at the institute. David explained the process for taking care of these problems with the patients.

Joanne Murphy, 20 Brookmont Dr., Malvern – What is the procedure if a patient is missing? David explained that more staff joins in the search. Many times they are in the wrong room. If not, they call their emergency service. The patient is not allowed back for 30 days. She asked about the walking trails, which is a large area. David mentioned that there are 5-6 people who track by specific areas.

Ms. Pierce, 4 Line Road, Malvern – She is hoping at the next meeting there will be more information about the meditation areas.

Don Tyson, 12 Line Road, Malvern – How many have a history of violence, i.e; muggings, physical assault, etc. Brian would not let his client comment.

Adam thanked everyone for coming. The next meeting will be November 1, 2017.

D. ORDINANCE AMENDMENTS

1. Wall Signs in the BP – After discussion, Mark will submit this to the township solicitor.

E. CORRESPONDENCE

1. Chester County Planning Commission – Commercial Landscapes – Mark attended a seminar where a trends analysis was given of commercial landscapes. He will pass along the newest survey results etc. He suggested the Commission members check the links he sent. It may not be too late to send in comments. He will continue to attend these seminars. They are very interesting.

ADJOURNMENT

There being no further business, Adam moved to adjourn the meeting. Jim seconded the motion. The meeting adjourned at 10:30 pm. The next regular meeting will be held on Wednesday, November 1, 2017 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary