

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
November 1, 2017

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, November 1, 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, Ernest Harkness 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 military.
2. Adam asked if anyone would be recording the meeting and if there were any public comments about non-agenda items.
3. Adam reviewed the Tracking Log and commented that Malvern Institute gave no extension. Although they are not here for this meeting, they are scheduled for the November 15, 2017 workshop.
4. Adam noted that the minutes of the October 4, 2017 meeting and the minutes of the October 18, 2017 workshop meeting were approved as amended.

B. SUBDIVISION AND LAND DEVELOPMENT

1. Applebrook Golf Club - Land Development Bob Plucienik, Chester Valley Engineers, reported that he met with the Conservancy Board and believes that they approved the plan. He explained changes in the construction entrance off Boot Road and how they will return the area to its existing state. They addressed all of the comments in the two Pennoni letters. He reviewed the five waivers they are seeking. Adam asked if they considered any other access points. Bob mentioned that they did consider coming from the Golf Club's parking lot, but they would be forced to go over the Mobil pipeline and want to avoid that. He verified the size of the building at 1805 sq. ft. and 1200 sq. ft. of walkway. Monica made a motion that the Planning Commission recommend approval of the land development plan for Applebrook Golf Club, Golf Learning Center, and support the requested waivers noted on the plans dated 8/29/2017 and last revised 10/31/2017 with the following conditions:

1. All remaining comments from the 10/25/2017 Pennoni letter are addressed to the satisfaction of the Township Engineer prior to releasing the plans for recording.
2. The applicant shall agree to restore the proposed temporary construction entrance to the preconstruction grade conditions.
3. The applicant shall agree to add additional replacement landscape material to the proposed area of the construction entrance in order to return the area to its pre-development condition, if determined necessary by the Township Zoning Officer, prior to the issuance of the final certificate of occupancy for the Golf Learning Center.
4. The Conservancy Board is notified when the project is complete in order to inspect the plantings.
5. The final plans are not released for recording until the following agreements are approved by the Board of Supervisors:
 - a. Land Development Agreement
 - b. Financial Security Agreement
 - c. Stormwater Management Operation and Maintenance Agreement

6. The applicant follows all Federal, State and local regulations and ordinances. Regarding condition #4, Mark commented that the Township Landscape Architect will inspect the area before the Conservancy Board.

Adam seconded the motion. The motion passed unanimously. The applicant accepts the conditions.

2. 1003-1007 Taylor Ave. – Subdivision – Noah Kahn, developer, reviewed the plan and commented that nothing has changed except the township engineer’s comments. They would like to start the project in 1 – 2 months.

Ernest moved that the Planning Commission recommend approval of the Subdivision application, plan and waivers requested by Taylor Avenue Partners for the Subdivision of 1007 Taylor Ave. with the following conditions:

1. Prior to releasing the subdivision plan for recording, the applicant shall revise the plan by adding the entire final Zoning Hearing Board Order to the plan, including all conditions.
2. The applicant shall apply for a building permit to modify the existing garage on Lot 1 as proposed to the Planning Commission.
3. The modifications to the garage on Lot 1 shall be completed prior to issuance of a Use and Occupancy Certificate for the single-family home on Lot 1.
4. The applicant shall follow all Federal, State and local regulations and ordinances.

Brad seconded the motion. The motion passed unanimously.

C. CONDITIONAL USES AND VARIANCES

1. Malvern Institute – Variances & Special Exception– Mark reviewed some of the Township Solicitor’s comments, especially no matter what position the Planning Commission takes (yes, no or no position) conditions should be added for the Zoning Hearing Board to see. Mark provided a draft of a recommended motion and conditions. The conditions were discussed as follows:

- #1 & #2 described the number of patients
- #3 & #4 Landscaping will be reviewed by a Landscape Architect. #4 includes replacement of trees if they die. The type and number of trees need to be listed.
- #5 The creek crossing will be permitted by PA Dept of Environmental Protection(DEP).
- #6 Consider a single story addition instead of a second floor addition. Need to address sound fencing. Mark explained that this suggestion is what they are considering now. This doesn’t change the variances that they need. Mark discussed the good aspects of the single story vs second floor additions. Sound fencing was discussed.
- #7 50 foot setback for the single story addition will allow for buffering
- #8 Limiting recreational activity at the rear of the building. Mark explained no active recreation in the rear because the sound bounces off the building to the residential homes. Everyone agreed this is the biggest issue.
- #9 Smoking areas were discussed.
- #10 If they don’t do the addition, this discusses where the smoking areas will be.
- #11 Smoking areas shall have a pavilion for shelter from the weather.
- #12 Smoking areas shall have a Smoke Eator unit to help control the smoke.
- #13 Mitigation of noise from the existing generator.
- #14 Plantings and fencing in the wooded area on the eastern side of the property
- #15 Breakdown of their schedule

Other items discussed:

1. A gate in the parking area
2. Security/monitoring
3. Wood chip paths
4. Additional outside lighting
5. Staff increases in the future & parking
6. Time limitation on outdoor activities

7. Expansion limit met by this application

PUBLIC COMMENT:

1. Curt Quaintance, 20 Line Road – He has a business related to noise control. He is concerned about noise coming into the neighboring properties. Most ordinances are about the noise that comes across the property line. Malvern Institute should provide a noise study and plan for how they will mitigate the noise. He suggested they provide a comprehensive plan showing the property, building, where people are going to be and what is the expected noise level. Just having a brochure to show sound fencing isn't enough. Mark explained that the township noise ordinance can regulate noise from machines but not the human voice. To soften that, the applicant is proposing buffering and sound fencing. They will have a sound study to present on November 15th.

2. Terri Relick, 12 Treemont Dr, Malvern – Are they going to use sound fencing similar to what's along the turnpike?

Mark is not sure what type they are proposing. He is hoping for a softer product.

Terri commented that the neighbors would not want this. Security is her #1 concern. She sees them walking off the property at night. They don't enforce a curfew. Fencing around the pond should be considered. The police refused to come out the last time they called because of the noise.

3. Paige Fenimore, 3 Treemont Dr , Malvern – She spoke about security. In 2012 an application was made to open a facility in Bethlehem and they promised everything but still hasn't received approval because of the possible problems. She read a list of security items other townships have put on this type of facility. The Township Code has a special exception that covers security measures. The original size of the building was 6200 sq. ft. It is now 12,000 sq.ft. so they have expanded. The number of beds is controlled by the state but they are in violation of township code because of parking issues. Adam commented that the Planning Commission is familiar with past requests of MI but natural expansion is handled by the ZHB.

4. Lisa O'Neil, 10 Brookmont Dr, Malvern - She asked if they have done a 15 year plan before. She feels they have already gone through this with MI. There are about 100 cars parking there, which is not what they were approved for. She feels they have built out as much as possible, so she doesn't want this expansion approved. Also there was a sewer problem years ago because there was no run off plan. They were told they had to do this but they never did. Mark explained what the township is trying to do to mitigate problems.

5. Diane Weltman, 5 Line Rd. – They haven't seen anything about the one story option. Can this be done in the next meeting? Mark explained that, if what they present isn't okay, we can ask them for an extension.

Adam reminded everyone that there will be a workshop meeting on November 15, 2017.

D. ORDINANCE AMENDMENTS

1. Wall Signs in the BP – Ryan Jennings, Township Solicitor, reviewed the proposed ordinance amendment. Ernest made a motion to recommend to the Board of Supervisors adoption of the ordinance amendment. Jim seconded the motion. The motion passed unanimously.

E. 2017 GOALS

1. There was discussion about drones and emerging housing trends. Mark will send an update to the BOS.

ADJOURNMENT

There being no further business, Ernest moved to adjourn the meeting. Monica seconded the motion. The meeting adjourned at 10:30 pm. The next workshop meeting will be held on Wednesday, November 15, 2017 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary