

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 3, 2018

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, January 3, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Dan Daley, Jim McRee, Adam Knox, Ernest Harkness, Monica Close and Silvia Shin. Also present was Mark Gordon, (Township Zoning Officer), and Township Supervisors Janet Emanuel, Mike Lynch and Dave Shuey.

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. Brad 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. Brad asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Brad reviewed the Tracking Log and commented that Malvern Institute gave an extension. A workshop is scheduled for Wednesday January 17, 2018.
4. Brad noted that the minutes of the December 6, 2017 meeting were approved.

B. SUBDIVISION AND LAND DEVELOPMENT

1. **WCASD – East Goshen Elementary School** – Mark Groves, WCASD Capital Program Manager, reviewed the application and issues that were discussed at the last meeting.

Warning Flashers – Mark Gordon found out that the Township owns these warning lights. He contacted PennDOT and got approval to move the light at the intersection of E. Boot Road further down Rt. 352 to before the Blacksmith Shop. He also got approval to install a new warning light on E. Boot Road before the intersection with Rt. 352.

Parking for events – Mark Groves commented that the school principal and a representative from the school district will contact the Township to work on a plan for the school to use Township parking areas during events held at the school.

Fire Hydrant – Mark Groves mentioned that they determined a location for a fire hydrant at the rear of the school. He explained how water will be fed into the sprinkler system in the school.

Parking Spaces – Mark Groves explained the calculation for parking spaces based on the number of staff and class rooms.

The Chester Co. Planning Commission response letter had 2 recommendations in it:

1. Give a 100 foot right of way off Rt. 352. Mark Groves pointed out the areas that would be impacted by this; i.e. lost parking spaces, fire hydrant, storm water management. Mark Gordon explained that the Township doesn't have a need for this at this time.

2. Install sidewalks around the property. Mark Groves pointed out that there is not enough space to do this. Also, the School District does not allow any students to walk to this school. Also, they don't allow students to walk along any major roads, such as Rt. 352 and Paoli Pike.

Buffer zone with Historic building- Mark Groves mentioned that they attended the Conservancy Board meeting and reviewed the landscaping plan, which includes a buffer along the property line with the historic building. The Conservancy Board approved the plan.

Ernest moved that the Planning Commission support the waiver requests and recommend approval of the Land Development Plan for the East Goshen Elementary School dated 4/28/2017 and revised 11/28/2017 with the following conditions:

1. The applicant shall address all comments in the Township Engineers' review letter dated December 19, 2017 and submit revised plans to the Township.
2. The applicant shall follow all applicable Federal, State and Local laws and ordinances.

Jim seconded the motion. After discussion, Ernest revised the motion to add two more conditions:

3. In an effort to address the parking concerns for special events at the school, the Applicant shall begin conversations with the Township to use the Township Building parking lot for overflow parking during special school events.

4. The applicant shall petition PennDOT to relocate and supplement the "School Zone" flashing lights on N. Chester Rd. and E. Boot Rd. to improve safety at the school entrance on North Chester Road. Jim seconded the revised motion. The motion passed unanimously.

C. CONDITIONAL USES AND VARIANCES

1. 1665 E. Boot Road (Dim. Variance) - Applicant and owner Eric Elliott was present along with Eric Freeman of Gasper Landscaping. Eric Freeman explained the application seeking relief from the side yard setback in order to enlarge the existing nonconforming pool house. The pool house was permitted by the Township and inspected, however, a recent survey shows that the pool house was constructed within the side yard setback area. They want to expand a non-conforming structure and have a letter of support from a neighbor.

Monica moved that the Planning Commission recommend that the Board of Supervisors take "No Position" with respect to the requested side yard variance relief. However, should the Zoning Hearing Board grant the requested relief, the following conditions should be imposed to mitigate any impacts caused by the granted relief:

1. The applicant shall make every effort to protect the existing trees that currently screen the area of the proposed building addition from the neighboring property to the east.

2. The applicant shall enhance the existing landscape screening, to the satisfaction of the Township, in order to provide a complete landscape screen for the neighboring property to the east.

3. The applicant shall follow all applicable Federal, State and Local laws and ordinances. Jim seconded the motion. The motion passed unanimously.

D. ORDINANCE AMENDMENTS

1. Residential Changes – Mark Gordon explained that the current Single Family Openspace Development (SFOD) regulation provides an openspace preservation development option for properties in zones R-2 and R-4, for clustering of single family homes. However, it does not consider semi-detached (carriage homes or twins) or a multi-family (townhouses) option. Brad pointed out that East Goshen is not competitive in these areas. Mike Lynch mentioned a Toll Brothers carriage home project on existing farmland in East Bradford. Janet pointed out that the remaining lots available for development are "in fill" meaning they are surrounded by other residential properties. You must consider these neighbors and have adequate setbacks. Ernie feels we need to find areas where this type of change went well and what was in the ordinance. More data is needed.

E. LIAISON REPORT

Board of Supervisors – Janet reported that they had their reorganization. Marty is Chairman, Carmen is Vice Chairman and Janet is Police Commissioner. She mentioned that Mike Lynch and Dave Shuey were sworn in as new supervisors. She reminded everyone that the annual ABC Meeting is this Saturday, January 6, 2018 from 8:00 am to 10:00 am.

F. ANY OTHER MATTER

1. Adopt-a-Highway – Mark Gordon contacted PennDot and renewed Strasburg Road for the Planning Commission. The Commission will divide into several groups to cover the different sections of the road and do a Spring and Fall cleanup.

2. Barkway Lane Pump Station – Mark Gordon explained the current maintenance that is needed for this pump station. The Municipal Authority wants to upgrade to a Muffin Monster, which will eliminate the

manual maintenance currently needed. They need to apply for a grant and need a letter of support from the Planning Commission. Adam moved to supply the requested letter of support. Ernest seconded the motion. The motion passed unanimously.

G. ADJOURNMENT

There being no further business, Sylvia moved to adjourn the meeting. Monica seconded the motion. The meeting adjourned at 9:00 pm. The next regular meeting will be held on Wednesday, February 7, 2018 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary