

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
April 4, 2018

The East Goshen Township Planning Commission held a workshop meeting on Wednesday, April 4, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Vice-Chairman Jim McRee, Adam Knox, Dan Daley, Ernest Harkness, Monica Close 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. Jim 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. Jim asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. It was noted that the Planning Commission did not meet in March due to inclement weather.

B. SUBDIVISION & LAND DEVELOPMENT APPLIATIONS

1. 1506 Meadowbrook Dr. (SD/LD) - Mark commented that the applicant will not be at this meeting. They received reviews of the plan and will meet next week to discuss items in the reviews. This is a 3 lot S/D with 1 new single family home on a private driveway. He advised the applicant that the Township may need an extension based on the initial date of submission. Residents Anthony and Linda Pantalone, 701 Hemlock Lane and Rachel & Edward Grossman of 707 Hemlock Lane were present. Mark explained the driveway with a pull off area and storm water management to them.

C. OLD BUSINESS

1. Paoli Pike Corridor Zoning Overlay – Tom Comitta explained that he met with Mark and Rick Smith, Township Manager, to talk about his proposal. Tom discussed some previous overlay districts he has worked on. He will suggest that the Board of Supervisors adopt a TND-1 (Traditional Neighborhood Development-1) Goshenville Overlay District. The initial boundaries will be Boot Road to Rt. 352. He did note the Perakis property and a property west of Boot Road on the south side of Paoli Pike. Mark suggested that the Goshen Friends property be included. The Timeframe will be 4 to 5 months with 2 Special Public Meetings and 1 Public hearing. They would invite builders to the first public meeting. The cost for zoning and SALDO will be \$35,000. Tom named a few organizations that have been promoting this type of development. Hankin did Eagleview in 1991. Things to consider are height of buildings, how many on a lot, and what mixture of uses. Tom suggested inviting the landowners to the first meeting and show how property values may increase.

Ernest moved that the Planning Commission recommend that the Board of Supervisors accept the Thomas Comitta Associates Proposal for Planning Services to assist the Township Planning Commission in the development of an overlay zoning district for Goshenville as outlined in the TCA proposal dated April 4, 2018, omitting item 2.1 and 4.1, for a cost not to exceed \$35,000. Adam seconded the motion. The motion passed unanimously.

2. RFP for residential development changes to the Zoning Ordinance. The RFP is for hiring a consultant to assist with residential development changes to the Zoning Ordinance. Mark will send the RFP out to builders.

D. LIAISON REPORTS

1. Board of Supervisors – Janet reported that the BOS is pushing on the pond study. They have a subcommittee. Marydell will be the first to upgrade. Also, last night Jon Altshul was appointed Assistant Township Manager.

E. ANY OTHER MATTER

1. 1405 Wexford Circle – on lot sewage application – Mark explained the type of system they are planning to install. Monica moved that the Planning Commission authorize staff to complete Component 4A of the Sewage Planning Module, with the assistance of the Municipal Authority engineer, and return it to the applicant for submission to the DEP. Dan seconded the motion. The motion passed unanimously.

2. Request for letters of support for grant applications – Mark explained the 4 grant applications. Ernest moved the authorize the Planning Commission Chairman to forward letters of support for the following grant requests:

a. PennDOT MTF Fund Application – Segment B of the Paoli Pike Trail
b. Commonwealth Funding Authority MTF Fund Application – Segment B of the Paoli Pike Trail.

c. DCNR – C2P2 Application – Hershey’s Mill Dam
d. DCED – GTRP Application – Hershey’s Mill Dam

Monica seconded the motion. The motion passed unanimously.

3. Mark is getting appraisals for easements along the trail.

4. Malvern Institute had one Zoning Hearing Board meeting. The next is April 27, 2018.

F. APPROVAL OF MINUTES

The minutes of the February 7, 2018 meeting were approved.

ADJOURNMENT

There being no further business, Ernest moved to adjourn the meeting. Dan seconded the motion. The meeting adjourned at 9:40 pm. The next meeting will be held on Wednesday, May 2, 2018 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary