

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
May 2, 2018

The East Goshen Township Planning Commission held a regular meeting on Wednesday, May 2, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Jim McRee, 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. 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 noted that the Planning Commission will have a workshop meeting on Wednesday May 23, 2018 which will be the kick off meeting for the Paoli Pike Corridor Overlay project.
4. Brad noted that the minutes of the April 4, 2018 meeting were approved as amended.

B. SUBDIVISION & LAND DEVELOPMENT APPLIATIONS

1. 1506 Meadowbrook Dr. (SD/LD) - Mark commented that the applicant, Steve Legenstein, gave the Township a 60 day extension. Shimon Guy of Guy Engineering reviewed the application for a 3 lot S/D with 1 new single family home on a private driveway. He met with the Township Engineer to review his comments and make suggested changes to the plan. He pointed out that the landowners who use the private driveway have an agreement for maintenance. There is no public water but there is public sewer. The Zoning Hearing Board granted several variances they requested and had several conditions. He spoke about the storm water management systems on both lots.

Dan pointed out that the review letter mentioned buffer plantings and height of trees.

Mr. Guy acknowledged that the height requirement is 8 feet. They are proposing to install a buffer of trees and shrubs on the rear property line of the new lot.

Mark reviewed the letter from the Conservancy Board with their conditions.

Dan suggested that they review the buffer plan and add another row to stagger the plantings and to provide a complete buffer. Dan reviewed the size of the SWM system. Mr. Guy commented that there will be a maintenance agreement for the sewer easement too. Mr. Legenstein mentioned that this agreement is done. Mark requested copies of the agreements so he can have the Township Solicitor review them.

Mark discussed the drip line of the existing Hemlock trees. The protection zone is 25 ft. out from the trunk of the tree. He doesn't see anything on the plan about this.

C. ORDINANCE AMENDMENTS

1. Keeping of Fowl – Mark explained that he received a request from resident Adam Varrenit, 32 Parry Circle, to have chickens on his property. The ordinance currently requires 2 or more acres for this and Mr. Varrenit's property is .41 acre. Mark provided copies of other townships' ordinances for the Planning Commission members to review.

Mr. Varrenit mentioned that he just moved here from West Goshen last year. He didn't realize that townships have different rules. He isn't asking for roosters because the sound level is too high. He is looking for 4 chickens. He wants to teach his children about them. His yard is fenced in and backs up to

the fire company's fair grounds. The standard coop has a tray to pull out. Cedar chips are used for the waste and are changed once a week. The coop will be fenced in too so the chickens can be outside but not roaming in his yard. He knows he will need a permit. Mark will have the Township Solicitor look into this. He gets about 5 calls per year about this. Based on the Solitor's review, he will draft a memo to the BOS for the PC to review next month.

D. LIAISON REPORTS

1. Board of Supervisors – Janet reported that at last night's meeting the BOS, based on recommendation from the Futurist Committee, approved hiring Finch as the consultant to handle the township branding (signs, letterhead, etc.)

All of the BOS attended PSACs in Harrisburg. She felt it was very productive.

E. ANY OTHER MATTER

1. E. Strasburg Road Clean-up – Mark mentioned that sections 3 and 4 are done. Silvia and Adam will do section 2 and Brad, Monica and Jim will do section 1. Let Mark know when you are going to do this and he will get the supplies. He reminded the Commission members that they have to do a cleanup in the fall too.

2. RFP – Mark reported that he has had no response to the RFP for a consultant to assist with a residential open space development ordinance amendment. He sent it to the Chester Co Planning Commission for review and suggestions.

ADJOURNMENT

There being no further business, Ernest 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, June 6, 2018 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary