

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
August 1, 2018

The East Goshen Township Planning Commission held a regular meeting on Wednesday, August 1, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Jim McRee, Ernest Harkness, and Silvia Shin. Dan Daley arrived at 7:45 pm. Also present was Mark Gordon, (Township Zoning Officer) and Janet Emanuel and David Shuey, (Township Supervisors).

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 checked the log and noted there will be a workshop meeting on August 15, 2018.
4. The minutes of the June 6, 2018 meeting were approved. The July meeting was cancelled.

B. SUBDIVISION & LAND DEVELOPMENT

1. 1506 Meadowbrook Ln - Shimon Guy, P.E., engineer for applicant addressed the Planning Commission. Justification for the waiver letter was provided to the Commission. Mr. Guy recapped what they have accomplished since the last meeting. Mr. Steve Leganstein, applicant, asked a question regarding the driveway easement and how they were to obtain the signature from the bank. Mr. Gordon suggested they discuss this with their attorney.

The Planning Commission made, seconded and unanimously passed the following motion: We recommend that the Board of Supervisors grant the requested waiver and approve the preliminary/final subdivision and land development plan for 1506 Meadowbrook Ln. dated August 1, 2017, last revised 6/25/2018 with the following conditions:

1. All comments outlined in the July 12, 2018 Pennoni review letter be addressed to the satisfaction of the Township staff prior to the issuance of Building Permits.
2. The applicant shall post the appropriate financial security and submit the land development agreement for review and approval by the Board prior to the execution of the final land development plans.
3. The applicant shall provide a copy of the fully executed driveway access and easement agreement to the Township in order to satisfy condition D of the Zoning Hearing Board decision prior to execution of the final plans by the Board of Supervisors.
4. The applicant shall follow all federal, state and local laws.

C. CONDITIONAL USES & VARIANCES

1. 1339 E. Strasburg Road (Home Occupation) - Mr. Peter Lloyd outlined his application to supply scuba diving equipment from his home. The Planning Commission asked various questions. The Planning Commission made, seconded and unanimously passed the following motion: We recommend approval of the conditional use application of Peter Lloyd for a home occupation use at his property, 1339 E. Strasburg Rd., as outlined in the application and pursuant to Section 240-31 and 240-32J of the Zoning Ordinance with the following condition:

1. The sign for the business will hang below the mailbox and will be in general conformance with the sign rendering submitted with the application.

D. ORDINANCE AMENDMENTS

1. Jon Altshul addressed the Planning Commission about Incubator Uses, which refers to any multi-tenancy commercial or industrial space of “incubator businesses”, which are small (typically fewer than about 15 employees) start-up businesses (usually less than 3 or 4 years old). The businesses are usually in the software development and life sciences fields but could also include skilled trades (plumbers, electricians) or artisan crafters (carpenters, jewelry makers, farmer’s market vendor kitchens, etc.). The Planning Commission discussed this topic with the following questions:

1. Should we add an incubator class or use to the Zoning Ordinance?
2. Are there uses not currently in the Zoning Ordinance?
3. How do we define “incubator”?
4. Should there be a minimum/maximum square footage?

Jon and Mark Gordon will work on this and report back in September.

E. ANY OTHER MATTER

1. The PennDOT Adopt A Highway clean up will be Saturday October 6, 2018 rain date Saturday October 20, 2018.

F. LIAISON REPORTS

1. Board of Supervisors – Janet and David informed the Commission of the Board’s creation of a Pipeline Taskforce.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:44 pm. The next meeting will be held on Wednesday, September 5, 2018 at 7:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary