

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
September 5, 2018

The East Goshen Township Planning Commission held a regular meeting on Wednesday, September 5, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Jim McRee, Ernest Harkness, Monica Close and Adam Knox. 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 checked the log and noted there will be a workshop meeting on September 26, 2018.
4. The minutes of the August 1, 2018 meeting were approved as amended.

B. ORDINANCE AMENDMENTS

1. Incubator Uses - Jon Altshul reported on the work he and Mark Gordon have done on this subject. They are proposing the following definition of Incubator Uses:

A building or portion thereof that offers shared or partially shared office, light industry and manufacturing and/or laboratory space, common facilities and shared support services to multiple entrepreneurial companies.

Incubator Uses would be allowed by conditional use. Jon mentioned that Kristin Camp, Township Attorney, pointed out that we need a definition for “light industry”. Jim asked for the difference between “shared” and “partially shared”. Adam explained the different kinds of uses and recommended taking “partially” out, just use “shared”. Jon explained that the purpose of this is to promote start up businesses. Since the Township Ordinance requires a minimum of 5,000 sq.ft. for an office, Adam recommended removing this requirement. The Commission members continued to discuss conditional use, multiple business use and parking. Mark read the goal that is in the Township’s Comprehensive Plan pertaining to this. Although Dan Daley could not be at the meeting, he sent Brad an email with his comments. Parking is a concern because the number of employees will fluctuate. Everyone agreed to further investigate this.

C. LIASON REPORTS

1. Board of Supervisors – Janet reported that the BOS wants to set up a Sustainability Committee. East Goshen was given a Gold Level by the state of Pennsylvania based on what David Shuey and Jason Lang did. The BOS wants to try for a Platinum Level. They want some members of the ABC’s to be on this committee. Mark explained that the sustainability rating comes up in grant applications.

D. ANY OTHER MATTER

1. Marydell Pond Rehabilitation – Mark reviewed the application for an NPDES permit for this project. Monica made a motion to acknowledge the Act 67, 68 & 127 Notification of Application for the Marydell Pond Rehabilitation. Jim seconded the motion. The motion passed unanimously.

ADJOURNMENT

There being no further business, Adam moved to adjourn the meeting. Monica seconded the motion. The meeting adjourned at 8:50 pm. The next regular meeting will be held on Wednesday, October 3, 2018 at 7:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary