

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 3, 2018

The East Goshen Township Planning Commission held a regular meeting on Wednesday, October 3, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Jim McRee, Monica Close and Dan Daley. 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 October 17, 2018.
4. The minutes of the September 5, 2018 meeting were approved.

B. CONDITIONAL USES AND VARIANCES

1. 1302 Wilson Drive/ESKE Development LLC/ Child Daycare Center

Brad reviewed what the Township has received for this project. Representatives for the applicant are: John A. Jaros, Esq., Riley Riper Hollin & Colagreco; Joseph Russella, PE, D.L. Howell; Anthony Diver, The Tamora Group and Judy Thompson.

John acknowledged that he and Monica Close work for the same law firm. He described the request for conditional use for the vacant parcel at 1302 Wilson Drive.

Joe Russella reviewed the plan for the site. It has an area of 4 acres. The proposal is to construct a 14,000 s.f. building with a playground, parking and driveway for a Child Daycare Center. Caleco is next to this property. There is a stream crossing the property with a riparian buffer and wetlands. Joe provided a study for a 100 year floodplain. This showed that the building will be out of the floodplain. He spoke about retaining walls, easement for the driveway and how landscaping will be used. The play area will be fenced. There will be 36 parking spaces.

Judy Thomspon mentioned that the business is called “Ducklings”. It is for children 6 weeks to Pre-K. They typically have about 140 children with 27 staff. There is no half-day program. Drop off is 7:00 am to 9:00 am and pick up is 3:00 pm to 6:00 pm. The parents have to sign the child in and take them to their class. Initially they do not have an after school program. Determination will be made after they open. They will provide van service if needed.

A traffic study was done. Counts were done at Mars, Coleco and two lighted intersections. There were 150 trips in the peak am hour and 44% was passby. Sight Line is excellent.

Joe mentioned that they used an HP95 large fire truck to show that there is enough space in the turn around.

Dan mentioned that this is a one story building. It was verified that there will not be a basement.

Dan is concerned that there are only 8 parking spaces left for parents to drop off and pick up. He asked about holiday events. Judy answered that they have some during the day and some at night. Everything is online so the parents are kept informed throughout the day. She pointed out that during drop off and pick up the staff numbers are lower so there will be more parking spaces. John mentioned that they are going to discuss with Caleco about using their parking area for overflow at evening events.

Jim suggested using pavers for overflow parking on the northside of the stream. Mark mentioned that this would create a parking front yard, which is not allowed. Joe would rather find alternatives than give up green space for these limited (3) events. Judy described her other locations. Dan is concerned about the Halloween Parade and parking during the day. They couldn't use Caleco for overflow then. Judy mentioned that she could have that event after 5:00p.m. Brad Westside suggested expanding the driveway to get some parallel parking spots or consider making the building smaller. Mark suggested an agreement with Caleco to use the land behind their building for overflow parking. Joe mentioned that there are not many trees on the property and the ones that are there measure 6" or less. Mark commented that the Conservancy Board will look at this next week and give comments.

C. ORDINANCE AMENDMENTS

1. Keeping of Domesticated Chickens

Mark explained the intent of the proposal is to allow 5-10 chickens in residential of 2+ acres. The minimum acreage for a farm is 10 acres. Janet pointed out that when the ordinance was developed farmers were involved. Mark mentioned that the proposed amendment went to the County for review and they sent comments back. The Commission discussed the County letter and the proposal and made some changes. Mark will have the Township Solicitor make the changes and the Commission will review it at the November meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned. The next regular meeting will be held on Wednesday, November 7, 2018 at 7:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary