

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
November 7, 2018

The East Goshen Township Planning Commission held a regular meeting on Wednesday, November 7, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Jim McRee, Monica Close, Dan Daley and Ernest Harkness. Also present was Mark Gordon, (Township Zoning Officer); Marty Shane, Janet Emanuel and David Shuey (Township Supervisors); and Erich Meyer (Chairman Conservancy Board).

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.
4. The minutes of the October 3, 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 Jaros commented that they updated the plan as per comments from the Planning Commission and a letter from Nate Cline Township Engineer, dated November 7, 2018.

Joe Russella reviewed the revised plan and noted the changes they made. They added 24 parking spaces making a total of 60 spaces available during regular business hours. They added a 20 ft. wide paver emergency second access to the property. They will have 35 spaces on the Caleco property with a sidewalk connection from Caleco for special events, which they will coordinate with Caleco. Post construction analysis of the flood plain is included. He showed that a school bus can access the turnaround. They met with the Conservancy Board who made a recommendation for conditional use concerning removal of trees.

Tony referenced the agreement with Caleco. The day care has to give 7 days notice of an event to Caleco. Caleco will have all of their employees park in their front lot. This will leave the rear lot for use by the day care.

Dan asked if the Township Solicitor would come to a meeting. Mark commented during Land Development. Dan asked about set backs from the property line for parking. Mark commented that this is in SALDO so the side yard in this case is ok.

Dan is still concerned about parking and doesn't want parking on Wilson Drive. Joe mentioned that they will put no parking signs along the driveway. They want to have 2 way access at all times. Mark mentioned that the owner/operator will have to work this out. Perhaps have 2 parties for different age groups. He feels the plan is adequate.

Judy commented that they suggest carpooling. Also, they plan to have the staff use the Caleco parking area for special events.

Joe reviewed other comments about the floodplain. Mark commented that recreational areas are considered non-permanent. Also he mentioned that the landscape plan will be provided as part of the Land Development. There will be a sign on Wilson Dr. for the day care.

Ernest moved that the Planning Commission recommend approval of the Conditional Use application and Conditional Use Site Layout Plan dated 9/17/2018 last revised 10/26/2018 for a Child Daycare Center use at 1302 Wilson Drive, submitted by Tamora Building Systems. Jim seconded the motion. The motion passed unanimously.

C. ORDINANCE AMENDMENTS

1. Zoning Variance Time Limit

Mark explained that 1506 Meadowbrook Lane has a variance under the current ordinance, which will expire in 15 months. They still have some outstanding issues that they would have to come in again for a variance when this one expires. The Ordinance requires that zoning variances have an 18 month time limit when the work must begin or the variance becomes void. The solicitor and staff have drafted an ordinance to address this time limit issue for these situations and proposes to extend the time limit to mirror those outlined in the MPC for SD and LD approvals. Dan mentioned that he has seen this situation before. Tom Comitta pointed out that there is a typo on page 1.

Monica moved that the Planning Commission recommend that the Board of Supervisors approve the Zoning Ordinance amendment to clarify the time limits for variances. Jim seconded the motion. The motion passed unanimously.

D. GOSHENVILLE TND OVERLAY

Tom Comitta mentioned that between the meeting on September 26th and tonight he met with township staff to discuss uses which he reviewed. He added uses to TND1 except for industrial. TND2 is residential but they did not include farming. He needs the Planning Commission to affirm that the uses in this 11/1/2018 draft are ok.

Brad mentioned definitions. Convenience stores (Wawa) vs retail. No gas stations.

Jim commented that convenience stores are excluded?

Dan would rather see retail sales but no gasoline or automotive fuels.

Janet mentioned that there is concern that convenience store is taking on the intent of Wawa to include gas stations that we don't want.

Marty commented that gas pumps are an accessory to a convenience store. He thought there was an exclusion for gas pumps. Tom will contact the Township Solicitor about adding an exclusion for automotive fuels.

Dan mentioned restaurants, a definition for standard and standard with take out. Tom commented that each will be separately defined.

Marty mentioned that drive thru is allowed in C1 on West Chester Pike.

Tom commented that in C2 and C4 no fast food is allowed. It can be added but no drive through.

There was discussion of revitalization vs use of an existing building. Revitalization only applies if, the area is increased by 20% or more. So, if a vacant space is used as is, there is no revitalization. Brad feels a change in use has to trigger a provision under the overlay. Tom commented that they need a few more subsections for uses that would determine applicability of TND.

Brad – Parking – He feels that without the trail, people will drive, so the ratio will not change.

Also he mentioned that there is nothing in this TND about design guidelines and architecture. He researched other municipalities and saw that some go further.

Marty commented that something has to be clearly defined as to what you want it to look like.

Mark gave examples of some wording in the TND about renderings, etc.

Brad feels signage design is important too. Put it in now or have comments in it that refer to future design guidelines.

Marty feels that everything that is important, should be included now.

Public Comment:

Carroll Siquett, owner of 1590 Paoli Pike – It doesn't sound like he can expand under the TND. Will they be able to toggle back and forth between C2 and TND1? There is no incentive for him to develop near the road, which is a 10' drop and would cost a lot to move the dirt. So, he would develop under C2 on the top of his property.

Tom mentioned that the only incentive now is apartments in TND1 and duplex or triplex homes in TND2. These are not in the current C2.

Mark and Tom will meet with the Township Solicitor. Tom will attend the December 5th meeting.

E. LIAISON REPORT

Board of Supervisors – Marty mentioned that they are reviewing a proposed amendment to R2 of the ordinance.

F. ANY OTHER MATTER

Road Cleanup – The east side of Strasburg Road is done. Dates will be selected for the West side.

ADJOURNMENT

There being no further business, Ernie made a motion to adjourn the meeting. Monica seconded the motion. The meeting was adjourned at 10:10 pm. The next regular meeting will be held on Wednesday, December 5, 2018 at 7:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary