

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
December 5, 2018

The East Goshen Township Planning Commission held a regular meeting on Wednesday, December 5, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Jim McRee, Monica Close, Dan Daley, Silvia Shin and Ernest Harkness. Also present was Mark Gordon, (Township Zoning Officer); David Shuey (Township Supervisor), Tom Kilburn (Futurist Committee), and Jon Altshul (Assistant Township Manager).

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, military, and President George H.W. Bush.
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 November 7, 2018 meeting were approved as corrected.

B. ORDINANCE AMENDMENTS

1. Domesticated Chickens - The Commission members reviewed the proposed amendment. David pointed out that the BOS decided to permit a maximum of 5 chickens to be kept on any single family residential lot that is 1 acre or larger. Sylvia commented that in Sections 7 & 9 “adopted” should be changed to “enacted”. Mark will check on this. Jim made a motion that the Planning Commission recommend that the Board of Supervisors approve the zoning ordinance amendment for Domesticated Chickens with the change in wording. Monica seconded. The motion passed with one opposing vote.
2. Temporary structures for the sale of Consumer Fireworks – Mark explained the changes the State made to the law for fireworks. It is legal to purchase, sell and use consumer fireworks in PA within certain parameters. This also includes temporary sales locations for consumer fireworks that you see on the side of the road. Staff has discussed this matter with the Township Solicitor. The draft ordinance outlines where temporary sales of consumer fireworks can take place; in the C-1 and C-4 districts along West Chester Pike with restrictions. After discussion, Jim moved that the Planning Commission recommend that the Board of Supervisors approve the zoning ordinance amendment permitting temporary structures for the sale of consumer fireworks with the following conditions:
 - a. Section 1 e 2 - Incorporate conditions 1 thru 9 of the PA Act.
 - b. The Fire Marshall shall review the ordinance.Dan seconded the motion. The motion passed unanimously.

C. OLD BUSINESS

1. Incubator Business - Jon Altshul reviewed the request to amend the zoning ordinance to more explicitly provide for incubator uses. He spoke about uses that may not be compatible in the same location. The goal of the Comprehensive Plan is to encourage small, start up businesses. A few more incubators have opened in other townships. Shared work spaces is the new thing in our economy. Brad is enthusiastic and feels it may be getting more complicated than it needs to be. Once a space is an incubator, then the different spaces would need a U&O. Mark mentioned that the U&O also allows for a specific number of people per sq.ft. Dan is concerned about parking. Jon will provide a draft.

2. Goshenville TND Overlay - Brad reviewed the objectives listed in Mark's November 19, 2018 memo. Dan and Jim feel they are on target. Ernie feels there are a few things to look at but overall he thinks the TND is good. Monica doesn't feel there are incentives to use the TND. Need clarification about whether they are locked into using the TND or original ordinance, or can they go back and forth between them. Density and parking are concerns. Brad agrees about incentives. He mentioned shared parking – spaces for daytime offices would be used in the evening at a restaurant. Tom Kilburn commented that the Futurist Committee feels the trail will be the impetus for these changes. There are some underused properties there now that will have more value when the trail goes in. Does restaurants include microbrewery? This is a trend now. Dan suggested a subcommittee to go through the ordinance and TND and determine where problems may occur. Everyone agreed to do this. There will be a special meeting on January 2, 2019 at 5:00 pm before the regular meeting.

3. Residential Open Space Development – Mark reviewed the November 28, 2018 memo from Rick Smith giving Background, Area and Bulk Regulations, Building Design Standards, Open Space Standards and Process for this amendment to the R2 District. After some discussion David mentioned that the BOS has scheduled another public meeting for January 22, 2019.

D. LIAISON REPORT

Board of Supervisors – David acknowledged Monica's years of service to the Planning Commission and mentioned that she is going to be a member of the new Sustainability Board. For the Public meeting about the residential open space, he feels they need to show a by-right plan and a plan under the proposed amendment.

F. ANY OTHER MATTER

Road Cleanup – The east side of Strasburg Road is done. It was decided that the PC members will meet on Sunday December 9th at 8 am at the Reservoir Rd. parking to finish the west side.

ADJOURNMENT

There being no further business, Ernie made a motion to adjourn the meeting. Sylvia seconded the motion. The meeting was adjourned at 10:00 pm. The next regular meeting will be held on Wednesday, January 2, 2019 at 7:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary