

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
March 6, 2019

The East Goshen Township Planning Commission held a regular meeting on Wednesday, March 6, 2019 at 7:00 p.m. at the East Goshen Township building. Members present were: Chair Brad Giresi, Dan Daley, Ernest Harkness, Mark Levy and new member John Stipe. Also present was Mark Gordon, (Township Zoning Officer) and Nathan Cline (Township Engineer).

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 p.m.

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. The Workshop scheduled for February 20 was cancelled due to the weather.
4. The minutes of the February 6, 2019 meeting were approved.

B. SUBDIVISION AND LAND DEVELOPMENT

ESKE Development/Ducklings Early Learning Center. - Present for the applicant were Mike Shiring, Attorney; Joseph Russella, PE, D.L. Howell; and Anthony Diver, The Tamora Group. Mr. Shiring acknowledged that they are now in the Land Development phase. He gave a brief review of their application. Mr. Russella explained the layout of the property, building, etc. Mr. Shiring explained the conditional use and zoning for this property. A hearing was held on November 13, 2018. The Land Development phase is more detailed. He referred to Mr. Cline's 7 page letter and reviewed items in it. He mentioned Comment #17 – Sidewalks. Mr. Shiring commented that they aren't proposing sidewalks. There are no sidewalks in the corporate park and this isn't a corporate campus. The children will be inside. They will request a waiver from sidewalks. On page 4 – Traffic, left turns off of Wilson Drive were discussed, since their driveway entrance is directly across from the Mars entrance. Wilson Drive is wide enough for cars to pass those making left turns. There is enough traffic to warrant left turn lanes. Sharing a driveway with Caleco was considered but the applicant wants their own entrance. Moving the entrance further to the east was discussed. Mr. Cline explained how the traffic should flow. Mr. Russella showed where the flood plains are located. The entrance can be widened. Mr. Shiring mentioned that morning dropoff is 6:30 to 9:00 am. but parents pickup all afternoon until 6:00 pm. Mr. Gordon feels there will have to be meetings including traffic engineers to look at all of the options. Comment #32 - Mr. Shiring commented that parents will park their car and walk their child into the classroom. There are no buses or a dropoff area. Mr. Daley thought the daycare had an after school program where the daycare picked up the kids at their school and brought them to the daycare. He mentioned that if they do this, the vans will take up some parking spaces. Mr. Daley asked about possible parking on Caleco's property. Mr. Shiring confirmed that they received an easement from Caleco for this. Mr. Diver commented that if there is a sidewalk to Wilson Drive, people may be encouraged to park on Wilson Drive when there is overflow parking for events. Mr. Cline asked about trees and the amount to be removed. Mr. Russella mentioned that they did calculations and discussed this with Mr. Gordon. Their calculations are ok. Mr. Gordon explained that this is not considered a wooded lot.

Mr. Harkness referred to the Fire Marshall's letter comment #4. Mr. Russella did speak with Mr. Miller to confirm they were using the correct radii so the fire truck can make the turn. On their design it will show that #6 – weight rating – has been met. Mr. Gordon will include Mr. Miller and Mr. Battavio in the next meeting.

Public Comment: Debbie Hicks, 905 Airport Road – She is concerned about the wetlands and the stream which go through her property. Mr. Gordon explained the three tests for wetlands. They are not going to impact the wetlands.

Brad thanked everyone for coming.

C. CONDITIONAL USES AND VARIANCES

PECO Energy – Present for the applicant were: Neil Sklaroff, Attorney with Dilworth Paxson; Malcolm Friday, PECO Contractor; Scott A. Neumann, PECO External Affairs Manager. Mr. Sklaroff explained that they are requesting modification of the existing Conditional Use approval for their facility at the intersection of N. Chester Road and Wineberry Lane. They are asking to put a small building on the property they rent from Hershey's Mill. They want to replace electrical with fiber optics. Mr. Friday explained the proposed use of the building. Mr. Sklaroff explained that this is a non-manned facility. It is operated by remote control. This is a gas gate station, which adds scent to the gas before it is sent to the houses. Mr. Friday mentioned that this additional building will be used to support the systems in the gas gate station. Fiber optics were discussed. A conduit will be used for the pole at the street to the building keeping it outside of the existing fence. Mr. Harkness asked about underground piping and the crane that will be used during the construction. The pipeline is owned by Texas Eastern. Mr. Friday mentioned that representatives from the pipeline are always included in the process. Mr. Gordon discussed storm water management. Landscaping was discussed. They will go to the Conservancy Board meeting next week.

D. OLD BUSINESS

Goshenville TND Overlay Discussion - Tom Comitta was present. Mr. Giresi reviewed this project and the three options Mr. Gordon included in his memo. There was discussion of the options, parking ratios, shared parking, etc. Mr. Harkness wants to be sure the residents receive a paper plan that they can read before any public hearings. Mr. Gordon recommends an Open House. Mr. Comitta will have a draft ready the week before the April meeting.

ADJOURNMENT

There being no further business, Mr. Daley made a motion to adjourn the meeting. Mr. Harkness seconded the motion. The meeting was adjourned at 10:00 pm. The next regular meeting will be held on Wednesday, April 3, 2019 at 7:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary