

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
April 3, 2019

The East Goshen Township Planning Commission held a regular meeting on Wednesday, April 3, 2019 at 7:00 p.m. at the East Goshen Township building. Members present were: Chair Brad Giresi, Dan Daley, Ernest Harkness, Mark Levy, John Stipe and Michael Koza. Also present was Mark Gordon, (Township Zoning Officer); Janet Emmanuel (Township Supervisor); and Jon Altshul (Township CFO and Asst. 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 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. PECO will not be here tonight. They gave a 60 day extension.
4. The minutes of the March 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 received the Township Engineer's letter today. He feels everything is resolved. They will accept any conditions. They are still requesting a waiver from sidewalks. They had an on site review of the entrance with the Township Engineer.

Mr. Russella has reviewed the Engineer's letter and they will resolve anything outstanding.

Dan asked about the determination that this is not a wooded lot. Mark Gordon verified that they used the appropriate calculations and determined it is not a wooded lot.

Dan asked about line striping on the street at the entrance. Mr. Shiring commented that it was decided that no lines would be best.

Dan asked about FEMA. Mr. Russella verified that they received the LOMA. It was determined that with the new culvert the floodplain will be reduced.

Dan asked about buses and parking for them. Mr. Russella verified that there will be no storage or utilization of student vehicles (vans/buses).

Dan asked about the Fire Marshall. Mr. Russella said they had a meeting with Mark Miller. They revised the turn around so it is compliant. They satisfied all of the Fire Marshall's concerns.

Dan asked about signage. Mr. Russella mentioned that the Township Engineer's letter called for more "No Parking" signs, which the applicant will do.

Ernie asked about the storm water management permits. Mr. Russella verified that all permits have been submitted.

Ernie asked about #38 in the letter – retaining wall. Mark Gordon will review this with applicant.

Brad commented that the Conservancy Board letter stated that the trees along Wilson Dr. frontage will give credit toward the required street trees. Mr. Russella pointed out that the CB recommended 3 additional trees be planted after the understory is removed.

John asked if the Township checks the trees a year later. Mark Gordon replied yes and if any are dead the applicant will replace them.

Ernie made a motion that the Planning Commission recommend the Board of Supervisors approve the Land Development application and plans and support the waiver request for ESKE Development LLC for 1302 Wilson Drive, prepared by DLHowell dated January 11, 2019 and last revised March 25, 2019, for a 13,815 s.f. Child Daycare Center, associated driveway, stream crossing, parking, and storm water management, with the following conditions:

1. The plan is approved as a Preliminary/Final Plan.
2. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 4/3/2019 prior to approval.
3. The Plan shall not be released for recording until the applicant has submitted the Land Development and financial security agreements and the funds for the improvements.
4. The Applicant shall pay the traffic impact fee of \$396.25 per trip for the project prior to the issuance of any building permit.
5. Pursuant to East Goshen Municipal Authority Resolution No. 22, the required sewer tap-in fee will be \$3,546.10. 10% of this, or \$354.61, will be due at the time of plan approval, with the remaining balance due when you collect your permits.
6. The Applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.
7. Recommendations in the Conservancy Board letter dated March 14, 2019 need to be satisfied.
8. A Flood Plain Study should be submitted to FEMA.

Mark Levy seconded the motion. The motion passed unanimously.

C. Old Business

1. Goshenville TND Overlay - Tom Comitta made a brief overview of the application for the new Commission members. He mentioned that, while working on the Paoli Pike trail, they started to think about what would look good in Goshenville. The main concern is should the TND be an outright district or an overlay district. Under the overlay it won't change what is already there. But there may not be any changes in 20 years. There has to be incentives for a developer to use the overlay instead of the current C2 District. The Overlay has the buildings close to the road with parking in the rear and a service lane/alley. Tom feels it is ready to pass to the BOS. When the Trail happens then preferred streetlights, benches, etc. will be selected. A development plan is included showing where the new buildings would go and what they would look like.

Mark Gordon commented that this recent meeting with Tom and his staff was his most intensive. He is more confident that it can be enforced. If/When applicants come in and need to have it tweaked a little, it can be done. He recommends giving it to the BOS to look at and have a meeting in May with BOS and Tom to review it.

Ernie – Asked about revitalization definition – Tom answered if an extension of an existing building, it has to be greater than 20% or if a change of use by 51%. A gas station is allowed in C2 but not the TND overlay. They added apartment standards to make them more appropriate for Goshenville.

Dan – Commented that in 240 – 29 apartment standards - it references public water/sewer. He doesn't think it needs to be noted because the entire area is public water/sewer. Height of a building under TND is 40 ft. Buffer yards next to residential is 50 ft. to create TND open space.

Ernie moved that the Planning Commission recommend that the Board of Supervisors consider the Traditional Neighborhood District overlay ordinance amendments and design guidelines as amended at the Planning Commission meeting on April 3, 2019 and seek public input on the proposed amendments.

Dan seconded the motion. The motion passed unanimously.

D. Ordinance Amendments

1. Incubator Ordinance – Jon Altshul commented that the BOS reviewed this proposed amendment at their meeting last night. They also reviewed the Chester County Planning Commission comments. The BOS directed Jon to meet with a CCPC member to discuss parking. Jon did talk to Mr. Fargus who gave him the ok to proceed. Dan made a motion to incorporate the CCPC's comments and send the Business Incubator Ordinance to the CCPC and the BOS for review. Also recommend that the BOS consider adopting the Ordinance. Ernie seconded the motion. The motion passed unanimously.

E. Liaison Reports

1. Board of Supervisors – Janet reported that they had 5 interviews for 1 position on the Zoning Hearing Board. Sunoco has put up walls this year instead of curtains because a resident reported that his property was covered with dust last year and he has a pool and children that play in the yard. Sunoco has agreed to test the dust and keep the ground wet to prevent the dust from getting in the air.

ADJOURNMENT

There being no further business, Dan made a motion to adjourn the meeting. Ernie seconded the motion. The meeting was adjourned at 9:00 pm. The next regular meeting will be held on Wednesday, May 1, 2019 at 7:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary