

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**May 1, 2019**

The East Goshen Township Planning Commission held a regular meeting on Wednesday, May 1, 2019 at 7:00 p.m. at the East Goshen Township building. Members present were: Chair Brad Giresi, Dan Daley, John Stipe and Michael Koza. Also present was Mark Gordon, (Township Zoning Officer); and Janet Emmanuel (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 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.
4. The minutes of the April 3, 2019 meeting were approved as corrected.

**B. CONDITIONAL USES AND VARIANCES**

**1. PECO ENERGY CO. (Modifying existing Conditional Use approval)** - Neil Sklaroff, Attorney with Dilworth Paxson; and Malcolm Friday, PECO Contractor were present. Mr. Sklaroff clarified that they are not a telecommunication business. John asked if there would be heating or air-conditioning for the unit. Malcolm commented that there would be HVAC for the unit and the noise level would be minimal. Mark mentioned that the noise level allowed is 60 decibels at the property line. Neil commented that they will provide landscaping if necessary.

Dan asked about the cutting of vegetation. Malcolm commented that the metal building will be put on a concrete slab. If landscaping is needed they will provide it.

Dan asked about lighting. Malcolm commented that there will be a photocell at the door with motion detection. Also Hershey Mill owns the property and amended the existing easement. Mark suggested that they have the documentation from Hershey Mill for the BOS hearing.

Mike made a motion that the PC recommend that the BOS approve the Conditional Use application of PECO Energy to install a 10' x 16' communications equipment shelter at the existing Public Utility Facility to house fiber optic equipment for the facility with the following conditions:

1. Evergreen landscape screening shall be installed to conceal the new structure from the adjacent residential properties, if determined necessary by the Township Zoning Officer.
2. A representative of the pipeline shall approve the location of the shelter and the storm water management infiltration trench prior to the issuance of the building permit.
3. A representative from the pipeline shall be in attendance on site during the delivery of the equipment shelter.

Dan seconded the motion. The motion passed unanimously. Neil commented that they accept the conditions.

2. 1422 ARDLEIGH CIR. (Home Occupation – Wood Shop) - Mark Thompson, Attorney and Chris Zumpano, Applicant, were present. Mr. Thompson explained the request for a home occupation of wood working. Mr. Zumpano is constructing a 2-car detached garage to the rear of his property for the proposed wood working shop. He currently rents a commercial facility in Delaware. Mr. Zumpano described the type of tools and machinery he will use. He makes everything from cutting boards to built-in cabinets. He makes hand crafted, one-of-a-kind pieces of furniture. He reviewed some of the kinds of work he has done, mostly residential. He explained that he does not mill the wood. He gets processed lumber from lumberyards. Every project is different so he does not store surplus materials. He has no employees. He started his business 8 years ago out of his garage in Glen Mills. Neighbors embraced him there. The building in Delaware is in a residential area and has 4 artisans in it. He does not work late nights, weekends or holidays. He doesn't have a CNC machine. He does upgrades when he can. He likes to meet with clients at their homes. Occasionally a client may stop in to see their project but it is not his intention to have them come to his location. Also occasionally, he works with a designer or architect that may come to review the project. His property at 1422 Ardleigh is 1.7 acres. He has a long driveway with a turn around where he parks his truck. The garage is hard to see from the street. Painting will be done off site at a current co-tenant's spray booth. He described the other finishes\stains that he uses which have no fumes and are applied using a cloth. He will have a dust collection system. The machines are HEPA certified so dust is collected as the machine is used. Windows and doors will not be open. Half of the time is hand tool work. He took decibel readings at his current location inside and outside, with/without machines. 100 feet away from the building was 40 decibels. He provided a copy of his report, which Brad reviewed. Mark Gordon commented that he will measure decibels at the property line when the garage is complete. John asked if the garage doors are insulated. John asked if the test was done with machines running as usual. Chris answered that the doors are insulated and the machine and dust collection system were on. Mike asked about the square footage. Chris answered it is 500 sq. ft. with a pitched ceiling and 2<sup>nd</sup> floor area. He spoke about the use of the areas. Mark Gordon suggested that he indicate the use of the building showing the 2<sup>nd</sup> floor as personal use. The square footage of his current space is 800 sq. ft. Mike pointed out that on the application there was a "no" for a sign but he shows one on the plan. Chris spoke about his business hours and website which doesn't include his address, only his phone number. There will be no sign on the street, maybe a small one of the side of the building if allowed. Mark Thompson mentioned that the ordinance does not allow the business to be open before 7 am or after 10 pm. Brad asked about additional parking. Chris commented that the turn around is all paved and could fit 3-4 cars but he doesn't anticipate that need. Mark Gordon suggested he identify the enclosed trailer on his plan. Brad asked about security. Chris commented that there are locks on all doors and security lights. Chris mentioned that he has a Home Improvement License in Delaware and Pennsylvania, which covers decks, pergolas, small remodels, etc. He does not use heavy equipment such as backhoes. Dan asked, if he doesn't get the approval for the home occupation, will he still use the building for personal wood working. Chris answered yes. Dan reviewed the decibel numbers. He also wants the allocation of the space shown on the plan. Chris mentioned that he doesn't get delivery of materials. He picks materials up so he can select what he needs.

#### Public Comments:

1. Greg Jehanian, 1417 Bramble Ln. – His concern is noise. He has hearing issues because he has always worked in similar conditions. He has a generator, which says 40 decibels but his neighbor said he heard it running all day Sunday. He pointed that the noise from a saw turning wood is louder than just the saw running. He spoke about other situations creating noise and noise pollution. He is very concerned about a commercial operation in this neighborhood and the noise it will create. In the pictures he saw a large exhaust fan. Will there be one in his shop? Other than the noise, welcome to the neighborhood.
2. Louis Ottaviano – He is representing Jennifer Biehn of 1424 Ardleigh Cir., who couldn't be here tonight. He commented that there was no mention of fire alarms. Mark Gordon commented that they

aren't required. Louis mentioned that Ms. Biehn intends to get legal counsel so he asked respectfully to delay any decision so she can do this. He submitted photos of the applicant's property taken from her deck.

Mark Gordon explained the process. This is the first meeting with the Planning Commission. The applicant has given a 30-day extension. The next meeting will be with the Planning Commission on June 5<sup>th</sup>. It will go to the BOS for a hearing on June 18<sup>th</sup>. Louis appreciated the explanation. Janet Emanuel added that when the BOS hears this, they can add conditions which have to be accepted by the applicant.

3. Daniel Walsh, 1415 Bramble Ln – He asked if the shop would be open in July and August with the extreme heat. Chris mentioned that he does work in the weather hot or cold. Daniel asked what happens if they sell the property. Mark Gordon explained that the Conditional Use would have to be exactly the same, otherwise they have to go through this process. Chris agreed to adding no use of CNC machines as a condition. Daniel mentioned that he can hear the contractors building the garage. Chris feels it will change when the interior is done.

4. Joseph Corvino, 1420 Ardleigh Cir. - Joe mentioned that he just met Mrs. Zumpano and welcomed her to the neighborhood. Their house is for sale. They can also hear the noise from the construction. He can see the building and trailer from his house. He doesn't feel a commercial business belongs in a residential neighborhood.

5. Chris Droogan, 1425 Ardleigh Cir. – He asked about tri-axel trucks. Mark Gordon commented that there could be no deliveries other than the normal UPS, Amazon, etc. Brad mentioned that if this approved with conditions, Mr. Zumpano will be held to all of them.

Mr. Droogan asked about the R2 zone. Mark Gordon explained the different levels of home occupations. Two are done by township staff reviews. This is the highest level so it has to go thru Conditional Use.

6. Diane Droogan, 1425 Ardleigh Cir. – She is not familiar with woodworking equipment. When her father would leave his saw running it was a hum. Can that be heard outside? Chris is not sure.

7. Tricia Defibaugh – 1424 Ardleigh - She is Jennifer's mother and she lives with her, This is not what people come to Chester County for. This should not be allowed in a residential neighborhood. She can see the building. She would want landscaping if it passes. Brad mentioned that this can be added as a condition. She feels Real Estate values will be affected. Mark Gordon commented that the previous owner of this property had a home occupation too. This is not commercial zoning. It is residential with home occupations.

Brad thanked everyone for coming.

### **C. ANY OTHER MATTER**

1. West Goshen Township Comp Plan Update – Dan didn't see anything that would impact East Goshen. Mark mentioned that they have shown plans for more density. John raised a question about the zoning of the airport. Mark will check and make any necessary comments that East Goshen would need to be involved in.

2. West Whiteland Township – Amendment to Comp Plan – Reviewed.

3. TND Amendment – Mark mentioned that Tom Comitta will make a presentation to the BOS on June 25<sup>th</sup>. PC members should try to be there.

4. Rte. 352 & King Road – Mark reported that there have been meetings with East Whiteland regarding this intersection. They looked at 5 options, each had positive and negative impacts. They are trying to schedule a public meeting for East Goshen and East Whiteland residents.

**D. LIASION REPORTS**

1. Board of Supervisors – Janet reported that they are working on traffic on Boot Road during the evening rush hour between Wilson Dr. and Greenhill Rd. A plan is to narrow the driving lanes so there will be one going south, 2 going north and a center turn lane. West Goshen did not approve it and sent their manager to meet with PennDOT.

2. Futurist Committee – Brad mentioned that the FC members have attended the ABC meetings to introduce the Goshenville concept to them.

**ADJOURNMENT**

There being no further business, Dan made a motion to adjourn the meeting. John seconded the motion. The meeting was adjourned at 10:00 pm. The next regular meeting will be held on Wednesday, June 5, 2019 at 7:00 p.m.

Respectfully submitted, \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*