

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**September 4, 2019**

The East Goshen Township Planning Commission held a regular meeting on Wednesday, September 4, 2019 at 7:00 p.m. at the East Goshen Township building.

Members present are highlighted:

**Chair - Brad Giresi**

**Vice Chair - Ernest Harkness**

**Dan Daley**

**Edward Decker**

**Michael Koza**

**Mark Levy**

**John Stipe**

Also present were:

**Mark Gordon, Zoning Officer**

**Janet Emanuel, Township Supervisor**

**Marty Shane, Township Supervisor**

**COMMON ACRONYMS:**

*BOS – Board of Supervisors*

*BC – Brandywine Conservancy*

*CB – Conservancy Board*

*CCPC – Chester Co Planning Commission*

*CPTF – Comprehensive Plan Task Force*

*CVS – Community Visioning Session*

*SWM – Storm Water Management*

*ZHB – Zoning Hearing Board*

**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 August 7, 2019 meeting were approved as amended.

**B. CONDITIONAL USES AND VARIANCES**

1. ZEKS, 1302 Goshen Parkway (CU-Request to modify conditions of approval)

Henry Mark, Engineering Manager for ZEKS Compressed Air Solutions represented the applicant. Mark Gordon explained that they are requesting a modification to the approval granted for their use in 1998. Condition six of the original approval prohibits outdoor storage. The business has experienced significant growth over the years and is now owned by Ingersoll Rand. They have outlined their need for outdoor storage. Mr. Mark commented that the business is growing. They want to mitigate the impact of outdoor storage. They want to install a fence around the rear shipping area with 6 or 7 storage containers. The containers are about 9 feet tall and are used for commodity items. The fence will have an automated gate. Mark Gordon discussed the height of the fence in different areas. The fence will be 8 feet tall but when put on the berms, it will be higher. They will have to present the plan to the Conservancy Board.

Mr. Mark mentioned that they will reconfigure the assembly area in the building which should give them more space. The chain link fence will include privacy slats. So far, they will be gray.

Jim Douglas, 1405 Grand Oak Ln. – He asked about impervious coverage and water run off.

Mark Gordon explained that the corporate park is controller by infiltration basins. All lots have been built with the maximum required for storm water management.

Linda Polishuk, 1424 Grand Oak La – She suggested that they consider using green slats to go with the trees in front of the fence.

Bard reviewed items for the next meeting. Storage units 9 – 10 feet high;

1. Any fencing or fencing and berm have to be high enough to cover the containers
2. berm on the East side
3. color of slats
4. photos of installed fence with slats
5. define on the plan where the storage units will go

The next meeting is October 2, 2019.

### **C. ORDINANCE AMENDMENTS**

1. Zoning Ordinance Amendment/Apartments in the Business Park District (BP) – 1351 Paoli Pike  
Neil Fisher represented the applicant the Hankin Group. He explained the changes they made since the first PC meeting. The height of the building changed from 4 stories at 45 feet to 3 stories at 35 feet. The front setback on Paoli Pike changed from 50 feet to 75 feet. The side yard setback changed from 15 feet to 25 feet. Mark Gordon mentioned that letters were received from Pennoni and McMahan today. He, Rick Smith and the Township Solicitor spoke with Mr. Cline of Pennoni today.

#### **PC Comments**

Ed- The total of parking was about half of what zoning requires. Brad commented that the proposed TND is reducing the number of spaces required. East Goshen is high.

John – feels the setback should be 100 feet as required in the ordinance.

Mike – asked for the height in the BP. Mark Gordon answered the maximum is 35 feet with a flat roof.

Brad mentioned that he likes the slope roof at New Kent. Mark Gordon mentioned that the peak mean of the roof has to be 35 feet.

Mike – Pennoni referred to the Chester County Trail and right of way.

Neil – Hankin is 100% in support of the trail. They will construct the part that is on their property.

Ernie – He got comments from residents. Concerns are school impact and access to Paoli Pike. He explained to them that under the current ordinance they can build a large commercial building. When you look at the East Goshen Master Plan and Paoli Pike Trail Plan, he feels that the Hankin plan goes more with future plans than a large commercial building.

Mark Gordon mentioned that there was a covenant, which restricted access to the corporate park via Paoli Pike. They could only use Enterprise Drive. That expired in 2010.

Mark Levy – feels that the revised plan contains significant changes that covered concerns from the residents. The McMahan letter refers to 60 foot left turn lanes on Paoli Pike.

Neil – They will have to do a full traffic study. PennDOT will determine the length of the turning lanes.

Brad – Signs - free standing or wall.

Neil – feels signs for apartments can't be more than 10 feet so it would be free standing.

#### **PUBLIC comments:**

1. Jim Douglas, 1405 Grand Oak Ln – He and most of the residents are very concerned about the flood plain, which might be increased and he would have to buy flood insurance. He mentioned how many times this year they have had water problems. Something has changed and they are concerned that this will cause more water problems. He spoke about the early rush hour traffic, which is already bad.

Brad explained that the storm water is infiltrated on this lot and the applicant will be required to take care of storm water management.

2. Colleen Golden, 1411 Linden La – When they added a deck to their house, they had to maintain the water, which goes into their back yard. This year they have had flooding into their basement. With the proposed underground garage, where will the water go? She hopes the Township is thinking about the residents.

Mark Gordon assured them that the developer will have a required plan to infiltrate the storm water. He spoke about the huge increase in the water table this year. Four inches in 20 minutes is a 1000 year flood.

3. Linda Polishuk, 1424 Grand Oak La – Because of the more severe events she asked if the maps are updated. Maybe it is time for the township to look at this area because of the flooding. She spoke about screening along Paoli Pike. She feels that access should only be allowed through Enterprise Drive. She

mentioned the adaptive reuse of the house. She feels it is curious that the PC would have passed this to the BOS considering the comments of the residents.

Mark Gordon answered that the maps were updated as of 2017. A restaurant is allowed in the BP.

4. Christina Vagnozzi, 1408 Linden La – She has pictures of Linden Lane when it rains.

5. Suzanne Coggins, 1442 Grand Oak La – She has lived here 25 years. She has trouble getting onto Boot Road because of the traffic. When her kids went to East High School, they told her about the accidents. This development will bring more traffic and impact schools. We don't need more people.

6. Thomas Arvanites, 1433 Cherry La – Will a traffic study be done before or after approvals? Brad mentioned that they have preliminary studies, which show that there will be less traffic with the apartments than with a large commercial building. Hankin will provide a full study during the process.

7. Christopher Smyth, 1426 Linden La – He just found out about this. How large is large commercial? Please compare it to QVC. He lives behind QVC.

Ernie explained the types of uses that could go there up to 90,000 sq.ft. Mark Gordon commented that QVC is 150,000 sq.ft. Techniplast is closer to 90,000 sq.ft.

8. Michele Truitt, 1430 Grand Oak La – She disagrees that commercial is worse than apartments. She feels that once the change is made to allow apartments, other properties will put in apartments. She wants a study done to show how that would look and how many units can be placed on a parcel. She feels it should be only BP as it is today. She asked if any PC members work for Hankin.

PC members indicated that no one works for Hankin.

Dan commented that the company he works for does business with Hankin so he previously recused himself from this request.

9. Jim Douglas – Asked how many Business Parks are in East Goshen.

Mark Gordon replied this is the only one. It also includes the Hicks properties and 1450 Boot Road, which is individually owned business office condos.

Brad reviewed the process and the next steps that are needed. Marty Shane also commented about the process. Mark Gordon spoke about the changes in Corporate Parks today. He explained what the Planning Commission does and how involved their work is. Everyone on the Commission is a volunteer and works in some phase of the planning process.

Brad thanked everyone for coming.

#### **D. ANNOUNCEMENTS**

1. Mark Gordon reminded everyone that the meeting for the TND is scheduled for Tuesday, October 22, 2019. He discussed what needs to be done to prepare for this meeting.

2. The Food Truck and Music Festival had about 4,000 people attend. There was lots of good food and music. There is a survey to get ideas for the stage improvement.

#### **E. ADJOURNMENT**

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

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