

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 2, 2019

The East Goshen Township Planning Commission held a regular meeting on Wednesday, October 2, 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

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 September 4, 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. He mentioned that the revised proposal confirms the height of the fencing and placement of storage containers. The berm will be 2 ft. high and the fence 8 ft. high. The containers are 8 ft. high. There will be an automated gate 6 ft. high.

John asked about the new paved area. Mr. Mark explained that when they reviewed this plan, they found that about 4 containers would be on the grass so they added stone and paving to that area.

Mr. Mark mentioned that they got quotes from 2 companies and feel the chain link fence is the most cost effective solution.

Ed asked how long the slats in the fence will last. Mr. Mark commented about the different types of materials and passed around a sample of the slat colors. They are leaning toward the gray. They will include the replacement of the slats in their maintenance program.

Brad mentioned that the Conservancy Board approved the landscape plan.

Ernie made a motion that the Planning Commission recommend that the Board of Supervisors approve an amendment to the Conditional Use approval for the property located at 1302 Goshen Parkway (UPI 53-3-1.22) owned by Thomson Logistics Assets LLC, amending, in its entirety, condition number six off the Conditional Use approval dated March 18, 1998 to read:

6. Outdoor Storage shall be permitted so long as all storage areas identified in the applicant's testimony and exhibits are screened from view with a solid fence, and all standards for outdoor storage outlined in 240-32 M.

After discussion the following will be added:

6a) The applicant shall maintain the fencing and slats for the life of the Use.

6b) The original CU approval shall remain in effect in its entirety with only the amendment condition #6.

The Applicant accepted the conditions. John seconded the motion. The motion passed unanimously.

C. ORDINANCE AMENDMENTS

1. TND Ordinance Overlay/CCPC Review – Brad mentioned that the PC received comments from the Chester Co. Planning Commission. He recommended that the PC move forward. Mark Gordon commented that at the BOS meeting on October 22, 2019 a presentation will be made and a decision will be made.

Michele Truitt, 1430 Grand Oak La asked for clarification of the process. Mark Gordon explained the BOS will hear from the public. If any changes are made, it will go back to the CCPC.

Dan moved that the Planning Commission recommend that the Board of Supervisors present the Paoli Pike TND Overlay Draft Zoning Ordinance to the public, receive feedback and provide the Planning Commission with clear direction on how to proceed. Ernie seconded the motion. The motion passed unanimously.

2. Zoning Ord. Amendment/Apartments in the Business Park District (BP)/CCPC Review – Brad mentioned that a letter from the CCPC has been received.

John asked about the CCPC recommendation for 3 bedroom apartments. Mark explained what the situation was when the ordinance was written.

Neil Fisher, representing the Hankin Group, spoke about today's market, which is mostly 55 and over downsizing and mostly want 2 bedrooms, and millennials who are having children later. He mentioned that one complex has 2000 units and only 5 are 3 bedroom units.

John asked about #12 – limit the number of units allowed in the BP. Mark Gordon spoke about possible limits on the number of units/acre. Marty spoke about the Hicks property in general.

Michele Truitt, 1430 Grand Oak La. mentioned concern about how this will impact future development in the current BP and the Hicks property.

John feels the setbacks for the apartments should be the same as BP requirements. Setbacks and garages were discussed.

Brad is concerned about height and density.

Neil Fisher commented that the idea of BP apartments interested the Hankin Group. Younger people want amenities where they live and the ability to walk to work. Everyday the millennials become more of the work force. Flexibility in the ordinance makes it possible to give what that work force wants.

Marty commented that from his perspective, BPs are very important to the township. This BP is over 30 years old. When the Township had a Commerce Commission, he found that there are two things businesses want (1) somewhere near to eat and (2) someplace for visitors to stay so they don't have to go to West Chester. This proposal meets those two needs.

Ed asked about using the historic house for a restaurant. Brad commented that restaurants are allowed as a condition in the BP under the current ordinance, but they would have to get approval for adaptive reuse of the building.

Michele Truitt asked about current uses allowed in BP and other Land Development items. She also asked about municipal waste. Mark Gordon spoke about Land Development and mentioned that currently the waste goes to West Goshen.

Ernie moved that the Planning Commission recommend that the Board of Supervisors present the Business Park Apartments Draft Zoning Ordinance to the public receive feedback and provide the

Planning Commission with clear direction on how to proceed. Mike seconded the motion. The vote was 4 yes and 1 no. John is opposed to the setbacks. Mark Gordon mentioned that there will be a public hearing for the proposal on October 15, 2019. It is only to amend the ordinance.

D. ADJOURNMENT

There being no further business, Ernie made a motion to adjourn the meeting. Mike seconded the motion. The meeting was adjourned at 9:00 pm. The next regular meeting will be held on Wednesday, November 6, 2019 at 7:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary