

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 17, 2020

The East Goshen Township Planning Commission's regular meeting, scheduled for Wednesday, June 3, 2020 was cancelled due to inclement weather conditions, and rescheduled to Wednesday June 17, 2020. Because of the COVID-19 restrictions the meeting was held via teleconference.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Edward Decker

Michael Koza

Mark Levy

Michael Pagnanelli

Also present were:

Mark Gordon, Zoning Officer

Martin Shane, Township Supervisor

Kristin Camp, Esq., Township Solicitor

Gabrielle Long, Township Intern

Susan D'Amore, Township Staff

Mike Lynch, Township Supervisor

Michele Truitt, 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. Ernie 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 who keep us safe.
2. Ernie asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Ernie checked the log. Synthes is scheduled for July 1, 2020. Mark mentioned that he received the revised plan today.
4. The minutes of the May 6, 2020 meeting were approved.

B. SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. Synthes USA, 1303 Goshen Parkway (Land Development). Mark G. reviewed what documents have been received.

C. OLD BUSINESS

1. Review Model Ordinances for Pipelines - Kristin explained that under common law in Pennsylvania the Public Utilities Commission regulates public utilities. She explained that process for getting permits. She mentioned that a public utility company doesn't have to comply with local municipal ordinances. Since East Goshen is mostly developed, she is concerned that these proposed ordinances will have dire consequences. She commented that the setbacks are large 750 ft to 1,000 ft. The Commission needs to understand how the ordinance will impact residents.

Comments:

John asked if the setbacks are from the pipe or easement. Mark replied from the edge of the easement and the size of easements vary with the pipelines.

John asked what other Municipalities have these ordinances. Ernie replied Willistown and East Bradford. Mike P asked if there are any examples in East Goshen now. Mark G. replied that PECO on the Texas Eastern pipeline is an example. East Goshen used their current ordinance to regulate that. He explained the process he went through for that project. Mark also mentioned that Adelphia has a compressor station on the property next to the Township Building. Kristin pointed out that Adelphia is not a Public Utility but is regulated under Federal laws, which is a different layer. There are other considerations that impact where they can go.

Ernie mentioned consultation zones. He thinks that is when we ask for documentation, but they don't have to respond. Kristin gave examples.

Mark G. and Gabrielle presented pipeline analysis maps, which show the existing pipelines and approximate 50 ft. easements. Mark reviewed where county consultation zones are located and their sizes. Then he selected all parcels that would be in a 300 ft. setback. There were 1,587 parcels including the business park. Ernie commented that we can't write an ordinance to specify particular parcels, right? Kristin replied no and buildings already in the easement would be non-conforming. There was discussion about expansion of existing buildings both business and residential.

John spoke about storm water depressions on certain parcels.

Dan asked to review the map. Mark G. showed the impact of 300 ft. setbacks on one undeveloped parcel.

Ernie thanked Kristin and Gabrielle for all they did on this project. He mentioned that several risk assessments were done and he wants to get additional information from the Pipeline Taskforce. Then he feels the PC should send a letter to the BOS explaining what the PC has done and asking if they want the PC to continue. He will develop something to review at the next meeting.

D. NEW BUSINESS

None

E. LIASION REPORTS

Board of Supervisors – Marty mentioned that the Township staff is working on possible formats for future meetings.

F. ANY OTHER MATTER

John asked if any restaurants have requested outdoor dining. Mark G. replied that there is nothing at this time.

G.. ADJOURNMENT

There being no further business, Ed made a motion to adjourn the meeting. John seconded the motion. The meeting was adjourned at 7:50 pm. The next regular meeting will be held on Wednesday, July 1, 2020 at 7:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary