

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**July 1, 2020**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, July 1, 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

**Susan D’Amore, Township Staff**

**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, military and healthcare providers.
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.
4. The minutes of the June 17, 2020 meeting were approved as amended.

**B. SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

1. Synthes USA, 1303 Goshen Parkway (Land Development). Synthes representatives: Brendan Burke, Esq., David Citro, Joshua Vanderveen, Todd McVoy and Ryan Freese. Mark mentioned that documents have been received from the Township Engineer, Conservancy Board, Chester Co. Planning Commission, and Fire Service review. Mr. Burke spoke about the recommendations that are resolved. The bigger issue is the Fire Service review which was just received on June 24, 2020. He spoke about the issues and they will work through them.

Dan mentioned there was a comment about the height of the buildings. David Citro confirmed that the height will be the same for both the current building and the new addition. Joshua Vanderveen commented that the roof screening that will be used to hide equipment on the roof would make it appear to be taller.

Fire Service - David Citro commented on 2 of the issues. #1 the Fire Department Connection (FDC). He explained how they will conform to this. #3 Dead End Access. He mentioned that in the NW corner of the North parking lot, they can make access to the next parking lot. Mr. Burke mentioned that they will check to see if any agreement will be needed for this access. Mark pointed out that there are other shared accessways on the property. Dan mentioned that he just checked their subdivision plan which shows a 24 foot access easement to the next parking lot. Mark commented that the north parking area was added in 2008. Todd McVoy commented that they want to get the exterior work done before winter. He explained their timeline in detail. Ernie mentioned that the PC is having a workshop on July 15. All of

the PC members can be there. Mark commented to David Citro that if they have all of the recommendations completed and to him by July 9<sup>th</sup> then he can get the packet to the PC before the July 15 workshop. He also offered to have a virtual meeting with Mr. Citro and the fire inspector, Vincent Di Martini. Mark commented that if they get approval from the PC on July 15 then they can probably present to the BOS on August 4, 2020.

**C. OLD BUSINESS**

1. Zoning Ordinance Review - Ernie mentioned that Brian Sweet of the Futurist Committee would like to meet with the PC to discuss Business Parks. Ernie is going to sign into the FC meeting on July 16.

2. Review Model Ordinances for Pipelines - Ernie attended the Pipeline Taskforce meeting and discussed setbacks. Ernie agrees that a letter should be prepared using Mark's format in his memo to go to the BOS. Dan mentioned that the maps Mark used in the presentation last month showing setbacks are very important so sharing them is critical. Mark will work with Kristin Camp, Township Solicitor, about wording for undeveloped properties and types of facilities (assisted living, child care, school, etc.) Ernie spoke about different types of probability vs risk. He also suggested putting egress from a building on the opposite side of the pipeline.

**D. NEW BUSINESS**

None

**E. LIASION REPORTS**

None

**F. ANY OTHER MATTER**

None

**G.. ADJOURNMENT**

There being no further business, Dan made a motion to adjourn the meeting. Ed seconded the motion. The meeting was adjourned at 7:50 pm. The next regular meeting will be held on Wednesday, August 5, 2020 at 7:00 p.m. The PC will hold a workshop meeting on Wednesday July 15, 2020 at 7:00 p.m.

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