

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
August 12, 2020

The East Goshen Township Planning Commission had to reschedule their meeting from Wednesday August 5, 2020 to Wednesday, August 12, 2020 because of the hurricane. Also, because of the COVID-19 restrictions the meeting was held via teleconference using Zoom.

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. John 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. John asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. John checked the log.
4. The minutes of the July 1, 2020 meeting were approved.

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 Gordon mentioned that Synthes submitted revised plans. They met with Township Staff on site to review the fire protection concerns.

Brendon was able to locate the 2013 plan which shows a blanket easement between the two properties which was approved by the recorder of deeds in 2013. The easements will be on their Land Development plan.

John moved that the Planning Commission recommend approval of the Land Development application for the Synthes/Jabil Finishing Plant Expansion project dated March 31, 2020 last revised July 27, 2020 and grant the waivers requested with the following conditions:

1. The Applicant agrees to design the rooftop structures in accordance with the Township Zoning Ordinance requirement, §240-19.F(2).
 2. The Applicant agrees to address any final comments from Staff and the Township Engineer prior to submission of the Plan to the Township Board of Supervisors.
- Ed seconded the motion. The motion passed unanimously.

C. CONDITIONAL USES AND VARIANCES

1. Boyle, 1137 N. Chester Rd./ Dimensional Variance. William and Jessica Boyle were present. Mark Gordon reviewed the request and described the history of the property. The house is a non-conforming structure and sits approximately 14 feet from the property line. The new owners are proposing to construct a two-story addition in the same location as an existing deck. The owner will use the deck as a template and build up. They will not go closer to the property line. They will have a master bedroom on the second floor and more living space on the first floor.

John moved that the Planning Commission support this dimensional variance request to permit a side yard setback of 14 feet for the new addition as depicted in the application for the following reasons:

- 1. The dimensional variance relief sought by the applicant will have no adverse effect on the essential character of the neighborhood.
- 2. The existing home is a nonconforming structure, which was not created by the applicant.
- 3. An addition cannot be logically accommodated anywhere else on the property.
- 4. The relief sought is the minimal relief needed to construct the new addition.

Ed seconded the motion. The motion passed unanimously.

C. OLD BUSINESS

1. Zoning Ordinance Review - John mentioned that Ernie attended the Futurist Committee meeting. They are sending a survey to the businesses in the Corporate Park asking what they will need in the future.

2. Review Model Ordinances for Pipelines - Mark’s memo was reviewed. He shared a presentation of the pipeline analysis, which Gabrielle Long assisted with, using GIS maps. It shows how many parcels in the township would be affected by different buffers and easements from pipelines. He will put his memo into a letter format and use the presentation at the BOS meeting. John moved that the Planning Commission recommend that the Board of Supervisors review the findings of the Planning Commission, take the matter under advisement, and provide the Commission with guidance and direction, as they deem appropriate. Ed seconded the motion. The motion passed unanimously.

D. NEW BUSINESS

None

E. LIASION REPORTS

None

F. ANY OTHER MATTER

Flooding from the hurricane was discussed. Mark mentioned that there was significant flooding on Paoli Pike at the entrance to the shopping center. The Hicks farm lost a bridge last year and replaced it with a larger one. This helped to alleviate some of the flooding. Everything was cleaned up by the Public Works Department.

G.. ADJOURNMENT

There being no further business, John made a motion to adjourn the meeting. Ed seconded the motion. The meeting was adjourned at 7:45 pm. The next regular meeting will be held on Wednesday, September 2, 2020 at 7:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary