

**DRAFT**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**September 2, 2020**

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday September 2, 2020. 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. Ernest 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. Ernest asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Ernest checked the log.
4. The minutes of the August 12, 2020 meeting were approved.

**B. OLD BUSINESS**

1. Pipeline Ordinance – Mark Gordon reviewed the letter from the BOS which requested the PC continue to work on this project and identify uses that should not be located near pipelines, the zoning districts where those uses are currently permitted and parcels where these uses could be located safely. An ordinance can be more restrictive than the building code. As an example, fire sprinkler systems were used in homes for years before it was put in the code. Ernest spoke about high intensity uses such as nursing homes, schools, childcare, etc. These restrictions will be part of the ordinance and not an overlay. Distance from the pipelines has to be looked at and egress from the building and access in an emergency. Example if the shopping center next to Wellington is sold and they want to put a retirement community in there what would the restrictions be. Mark Gordon mentioned that there are 4-5 pipelines in front of those properties. He spoke about conditional use vs use by right. John asked about propane tanks. Mark responded that they can be up to 600 gallons above ground. More than that they go underground. Mark will bring his analysis program next month.

2. Zoning Ordinance Review – Business Parks – Mark Gordon mentioned that he, Jon Altshul and Rick Smith had a conversation about this today. They are not sure what impact the pandemic will have on business parks. Since people worked from home, companies are finding they don’t need a large facility with offices. Fortunately, the companies in our business parks manufacture items. There is no one at the

QVC office or Comcast right now. Wait until next year to see what happens. Ernest attended the Futurist Committee meeting. They are planning to meet with representatives of the companies in the business park to see what the impact was and what the Township can do to help. There was discussion about possibly forming a subcommittee made up of Planning Commission and Futurist Committee members. Ernie moved that the Planning Commission recommend that the Board of Supervisors form a Taskforce to review and analyze the BP and I zoning districts. This Taskforce should include members from the Futurist Committee, the Planning Commission and other members of ABC's or public that can provide positive input. Dan seconded the motion. The motion passed unanimously.

**C. NEW BUSINESS**

Ernest reviewed the goals that were set for the Planning Commission for 2020. He feels they are on track.

**D. ANY OTHER MATTER**

DCED Grant Application Letter – Mark Gordon explained that this grant would provide funding up to \$3 Million for construction of Segment B of the Paoli Pike Trail (Ellis Lane to Reservoir Road). All engineering and easement costs have been funded by the Township. Dan made a motion that the Planning Commission send a letter of support to the DCED for the Township's CFA-MTF Grant Application for Segment B of the Paoli Pike Trail. Mark Levy seconded the motion. The motion passed unanimously. Ernest will sign the letter.

**E. LIASION REPORTS**

None

**F. ADJOURNMENT**

There being no further business, John made a motion to adjourn the meeting. Ed seconded the motion. The meeting was adjourned at 8:00 pm. The next regular meeting will be held on Wednesday, October 7, 2020 at 7:00 p.m.

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