

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**October 7, 2020**

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday October 7, 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**

**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 September 2, 2020 meeting were approved as amended.

**B. CONDITIONAL USES AND VARIANCES**

1631 East Strasburg Rd. (Dim. Variance for Steep Slopes) – Mark Gordon reviewed the request and noted that in 2014 the historic structure was removed. This property is 1 acre with steep slopes.

Brian Nagel, Esq., representing the owner, mentioned that the removal of the historic structure was approved by the BOS. He mentioned some items on the plan.

Richard Stratton of Chester Valley Engineers, also representing the owner, mentioned that the lot is wide at the road and narrows causing an odd shape. The original house was very close to the road. The size of the proposed house is 3,008 sq.ft. There are 5 other houses that have an average of 3,008 sq.ft., so, the proposed house is typical for that neighborhood. He described the areas of the code they are seeking relief from. He pointed out the steep slopes on the plan and explained the need for retaining walls. The wall closest to the house is 5 ft. tall. The second wall is 10 ft. tall. They are considering concrete with a decorative facing. The house can't be moved to the southeast because of wetlands. They want to maintain a 20 ft. setback from the wetlands. The beds are for storm water management. The soil was tested and there are no rocks where the beds are.

Brian Nagel showed a rendering of the proposed house.

Rick explained elevations and grades on the property and a basement is proposed. Placement of the garage was discussed. Mark Gordon mentioned that they can not back out onto Strasburg Road.

The spring house was discussed. Dan feels there may be a spring in it and it was probably a source of water. There are no special permits needed.

Motion – Dan moved that the Planning Commission support this dimensional variance request and recommend that the Board of Supervisors support the application to permit encroachment into the steep slope areas of the lot as depicted in the grading and erosion control plan for Robert Jordan dated 5/29/2020 for the following reasons:

1. The unique physical circumstances of the parcel shape and topography have created this hardship.
2. The physical circumstances of the lot prohibit the parcel from being developed in accordance with the ordinance.
3. The unique physical shape of the lot was created to accommodate the previous historic structure and was not created by the applicant.
4. The dimensional variance relief sought by the applicant will have no adverse effect on the essential character of the neighborhood.
5. The relief sought is the minimal relief needed to construct a single-family home in keeping with the surrounding character of the neighborhood.

John seconded the motion. There were no comments. The motion passed 5 to 1. Ed opposed. Mark mentioned that this will be on the BOS agenda for their 10/20/20 meeting.

### **C. OLD BUSINESS**

1. Zoning Ordinance Review/BP & I Districts Taskforce recommendation - Ernest reported that he submitted the recommendation for a Task Force to the BOS at their meeting last night. Tom Kilburn, Chairman of the Futurist Committee, was with him. The BOS are in favor of the concept but want more input. They requested that the PC and FC work the Rick Smith on developing a draft concept of the Task Force and show what the purpose would be. Ernest reviewed the suggestions the BOS gave. Dan mentioned that he watched the meeting. In 2012 to 2015 the Township had a Commerce Committee that worked with the businesses in the township. He recommended that as this develops, they should review the results of the meetings they had with the businesses. John mentioned that he was a member of the Commerce Committee. Marty commented that their presentation last night was good. Some new members of the BOS would like to meet with the businesses. This is not just to bring in new businesses but to retain current businesses. Ernie needs two PC members to be on the TF. Mike P., Ed and Dan are willing to help.

2. High Intensity Uses/Pipeline Considerations – Ernie appreciated the table Mark Gordon made showing what is “By Right” and “Conditional” uses. Mark included uses that would need emergency services if there was an incident near a pipeline. There was discussion about new additional standards and their impact on existing facilities; putting something too restrictive may cause legal challenges; and special detection systems for gas leaks. Marty feels these issues should be handled by the pipeline companies. Ernie explained the goals for the PC for 2020. They could look into this and decide to do nothing. He would like to meet with the Township Solicitor and a pipeline attorney. He will keep this on the agenda for now.

### **D. NEW BUSINESS**

None

### **E. ANY OTHER MATTER**

Zoning Hearing Board/Malvern Institute - Mark Gordon reported that they held a meeting in the Public Works garage last week. There were about 23 people. The applicant asked to remove the 1st story option and consider the 2<sup>nd</sup> story option. A written decision will be released soon. The residents said they will appeal.

### **E. LIASION REPORTS**

None

**F. ADJOURNMENT**

There being no further business, Dan made a motion to adjourn the meeting. Mike P. seconded the motion. The meeting was adjourned at 8:50 pm. The next regular meeting will be held on Wednesday, November 4, 2020 at 7:00 p.m.

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