

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**November 4, 2020**

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday November 4, 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**

**David Shuey, 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 October 7, 2020 meeting were approved as amended.

**B. OLD BUSINESS**

1. Zoning Ordinance amendment/Roof Top Solar Energy System Requirements – Mark Gordon explained that the township ordinance for solar panels should be changed. The Fire Code is ample. The Fire Code allows within 18 inches from the edge of the roof. The township ordinance requires 3 feet. Changing it will make it possible for residents to put more panels on their roof. John moved that we recommend that the Board of Supervisors support a zoning ordinance text amendment to eliminate the dimensional standards within Section §240-32 0.(1)(e) pertaining to the placement of accessory roof solar energy systems on roof tops. Dan seconded the motion. The motion passed with a 6-1 vote. Ernest was opposed.

2. Review/BP& I Districts Taskforce recommendation – Ernest commented that the BOS wants to form a taskforce which will include 2 BOS members, 2 Futurist Committee members and 3 Planning Commission members. He asked for volunteers. Ed Decker, Mike Koza and John Stipe volunteered. David Shuey mentioned that he and John Hertzog will be the 2 BOS members. Ernest mentioned that there will be a monthly meeting for 12-18 months.

3. High Intensity Uses/Pipeline Considerations – Ernest reviewed his memo and letter to the BOS. He reviewed what the Planning Commission has discussed. This was a 2020 goal for the Planning Commission. Of the suggested actions on his memo the majority agreed with #3 Consider the effort

closed due to results of current review and input from the township legal consultant. David Shuey commented that the 3 NGL pipelines along Boot Road now carry very volatile gases. If a developer wanted to build a long-term facility (Wellington), he feels we should make them aware of the pipelines and the impact they would have on their plan especially regarding entry and exit. Could we have an awareness ordinance be part of the permit process. Mark Gordon feels pipeline awareness as part of Land Development would allow the Planning Commission to make recommendations for changes to the plans for safety issues. He would like to see if anyone has an Awareness Ordinance. Marty feels we should not allow certain uses especially if there are egress concerns. Mark Gordon explained that restricting some uses could create non-conforming buildings. Ernest commented that this issue isn't closed. We will look into an Awareness Ordinance. He asked that this be put on next month's agenda.

**C. NEW BUSINESS**

None

**D. ANY OTHER MATTER**

1. Ernest asked that the 2020 goals be included in the December agenda.
2. Mark Gordon mentioned that the Hankin property next to the business park on Paoli Pike is for sale. He spoke to Neil Fisher and told him about the taskforce that has been formed.

**E. LIASION REPORTS**

None

**F. ADJOURNMENT**

There being no further business, Dan made a motion to adjourn the meeting. John seconded the motion. The meeting was adjourned at 8:05 pm. The next regular meeting will be held on Wednesday, December 2, 2020 at 7:00 pm.

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