

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
December 2, 2020

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday December 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

Kristin Camp, Esq, Township Solicitor

Christina Morley, Pipeline Taskforce member

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 November 4, 2020 meeting were approved as amended.

B. OLD BUSINESS

1. High Intensity Uses/Pipeline Considerations – Review of first draft - Mark Gordon reviewed the draft. The Pipeline Hazard Mitigation Study would be required for anything within 1,000 ft. of any existing pipeline. Kristin feels this will get the most information from an applicant at the outset. This would be part of the Subdivision and Land Development applications. The study would have to be done by a professional. Dan feels that it should be done by a professional specializing in pipelines. The type of materials in the pipeline are very important in planning. Pipelines can change the content of an existing pipeline without permits.

Kristin doesn't feel that this study should be required for all conditional use applications. We need to look at all of the conditional uses to see which would need the pipeline study. Dan gave an example: the IBM building across from the township building was changed to a school. So that change in use would not include Land Development and would not need a pipeline study. Pipeline design and hazard mitigation are two different things. Mark Gordon suggested adding wording about the engineer "with appropriate experience." Kristin feels the applicant should meet with the local emergency management team. Mark Gordon will add emergency vehicle access at 4(d). Mike Koza feels it may be too restrictive for property owners seeking to do a small project. He thought this was going to be an Awareness Ordinance for use by developers. Is 1,000 ft. standard. Mark Gordon mentioned that he has seen 660 ft. as a distance from the pipeline. Mike K. asked if there is a definition for a pipeline. Mark Gordon will

add this. Also, Mark mentioned that the first pipelines were carrying liquids. Now they are converting to high pressure gases. Kristin commented that the applicant would be giving content information as of that point in time. They could not predict what the contents will be in the future. Mike P. mentioned demolition. If a building is going to be taken down and new building constructed, do they need two applications? Mark Gordon commented that they may have to put something in the building ordinance. Mike P. asked if the applicant is going to be able to get all the information about the pipeline that they need from the utility. Mark Gordon commented that this information is available to the public. John asked if the term transcounty should be included. Mark Gordon commented that inter or intra are used. Dan mentioned that these are transmission pipelines. The small pipelines in developments are service lines.

Christina Morley is encouraged by all of the work that's being done with this project. She feels we should include that the engineer must be PA licensed. In all of the DEP and Sunoco studies the State required them to be signed by a PA licensed engineer. She asked that a copy of the proposed document be provided to the Pipeline Taskforce for review. She asked that the Planning Commission and the Taskforce continue to work together.

C. NEW BUSINESS

1. **2021 Goals** – Mark mentioned that the Annual ABC meeting will be held on Tuesday January 26, 2021 at 6:30 pm. Ernest reviewed the status of the 2020 goals. The 2021 goals can be finalized at the January 6, 2021 meeting.

D. ANY OTHER MATTER

1. Mark Gordon reported that traffic signal inspections and DEP inspection are all that are needed to be done on the Paoli Pike Trail.
2. Mark Gordon reported that Hankin has a buyer for their property in the business park along Paoli Pike.

E. LIASION REPORT

1. Mark Gordon reported that the draft of the 2021 township budget is posted on the website. They will have a final vote on December 15th. They deferred some spending to 2022.

F. ADJOURNMENT

Ernest thanked everyone for all of the work they did this year and wished them a safe and happy holiday. There being no further business, Mike K. made a motion to adjourn the meeting. John seconded the motion. The meeting was adjourned at 8:30 pm. The next regular meeting will be held on Wednesday, January 6, 2021 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary