

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**January 6, 2021**

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday January 6, 2021. 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**

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

**B. ORDINANCE AMENDMENTS**

**1. Pipeline Hazard Mitigation/Pipeline Consultation Zone (DRAFT)**

Mark Gordon explained that a draft of a proposed ordinance that he and Kristin worked on and a copy of the consultation zone format was provided for the Commission members to review.

Kristin believes that both formats could be adopted. Applicants must have a study done in addition to the application. They added types of pipelines from federal regulations. When the study is reviewed by the Planning Commission, they can make recommendations based on where the pipeline is located on the property. She feels the second ordinance format they just found (Consultation Zone), is good for East Goshen because of the number of pipelines and undeveloped properties. It strongly encourages dialogue with the pipeline company.

Ernest asked the difference between them. Kristin commented that the first is an amendment to the township ordinance. They need to add another section in the Zoning Ordinance to cover this. She spoke about situations that may need further review. Mark Gordon explained that if a resident wants to put an addition onto their house, the first may be too onerous. Kristin feels the second one may be more beneficial. This would be a stand alone ordinance.

Dan mentioned the 660 feet from the centerline of the pipeline. The Ordinance doesn't have a definition for "property". He suggested using "tract" of the property. Kristin agreed.

John asked how the edge of the easement or center of the pipeline is determined. Mark Gordon commented that most pipeline companies will send someone to mark the center of the pipeline.

They don't need to do the study if it is a "use by right" application. His intent is to have everything on the table for the Commission to review. He and Kristin just found the Consultation format so they may be able to incorporate it into the proposed ordinance. Ernest suggested they remove the "Pipeline Task Force" and add any Authority, Board or Commission. Dan feels that with all the documentation available we know where all pipelines are located. He's not sure what the Consultation is providing. Mark and Kristin will work on the next draft for the next meeting.

**C. OLD BUSINESS**

1. 2021 Goals – Ernest provided a written outline of Accomplishments for 2020 and Goals for 2021. Mark mentioned that the Annual ABC meeting will be held on Tuesday January 26, 2021 at 6:30 pm. Ernest reviewed the report. He will be unable to be at the ABC meeting so John will make the presentation.

**D. ANY OTHER MATTER**

**E. LIASION REPORT**

**F. ADJOURNMENT**

There being no further business, Dan made a motion to adjourn the meeting. Mike K. seconded the motion. The meeting was adjourned at 8:15 pm. The next regular meeting will be held on Wednesday, February 3, 2021 at 7:00 pm.

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