

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
February 3, 2021

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday February 3, 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

Marty 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 January 6, 2021 meeting were approved as amended.

B. CONDITIONAL USE & VARIANCES – 198 Oneida Lane / Dimensional Variance Request –

Property owner Carl Holden was present. Mr. Holden showed slides of his property. He showed the site plan from 1995 when they bought the property. He spoke about setbacks. They have 1.18 acres. The current site plan showed an existing 55 sq. ft. wood shed, which is used to shelter wood. They want to build a second 182 sq. ft. shed 15 feet high. He showed the elevation of the house and the proposed shed. It will be used for storage. They need size and height relief. They have letters from two neighbors who support the project.

Dan moved that the Planning Commission support the dimensional variance request to permit the proposed 182 sq. ft. storage shed with a height of 15 feet maximum as depicted in the application, for the following reasons:

1. The dimensional variance relief sought by the applicant will have no adverse effect on the essential character of the neighborhood.
 2. The relief sought is the minimal relief needed to construct the new storage shed so that it will match the architectural style of the existing dwelling.
- Ed seconded the motion. The motion passed unanimously.

C. ORDINANCE AMENDMENTS

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

Ernest reviewed the proposed ordinance listing the Land Development (LD), Planned Residential Development (PRD), and Conditional Use (CU) options that will require the study. It is to make people aware of a pipeline and the danger involved.

Kristin feels they accomplished the intent of making sure anyone developing would be aware of a pipeline. This is another resource in the planning process. The goal is to make a better development in proximity of the pipeline. They can also have other officials review the study if needed.

The Commission members reviewed the document and suggested some changes.

Dan – On page 1 capitalize APPLICABILITY

On page 3 B1b – 660 feet from the proposed land development.

On page 4 top – Should “development” be changed to “tract”? Mark Gordon commented that tract is probably a better word. Kristin feels tract gives more opportunity to make a change.

Ed - Would a resident need this for a small project on his property? Mark Gordon commented that it would be a conditional use. This is why they referred to “principal use” in the document.

Mark Levy – Section D second line – Change “on” to “on or within the tract”. What happens if they don’t get a response from the pipeline operator? Mark Gordon commented that they would proceed with the application.

Mike P – On page 2 in the bullet items there are 2 “p’s” – change 1 to a “q”. On page 3, B 2 change design engineer to “applicant’s engineer”. He also mentioned that the engineer doing the study needs to be knowledgeable about pipelines.

Public Comments:

Christina Morley, member of the Pipeline Task Force – She wanted to discuss the 660 ft. measurement. She feels it’s not being applied correctly. She feels it could be more or less than 660 ft. when calculations are done. Site specific calculations should be used to get more accurate numbers.

Ed commented that because of the number of pipelines in the township that could be confusing. He feels having the 660 ft. is more manageable.

Mark Gordon commented that the Township only has the pipeline information that is available to the public.

Judy D’Fonzio, 462 Gateswood Dr. – The 2020 Emergency Response Book has pipeline guidelines in it. Its recommended evacuation is 800 ft. She feels that should be the number.

Marty congratulated the Planning Commission on all the work they have done on this project. He feels this should be shared with the Pipeline Task Force.

Ernest commented that a copy was provided to the Pipeline Task Force and Christina is on this call. He is going to send it to the BOS.

Dan moved that the Planning Commission recommend the Board of Supervisors adopt the Pipeline Awareness Study Ordinance amendment as prepared by staff and Township Solicitor including changes recommended in this meeting. Mark Levy seconded the motion. The motion passed unanimously.

D. OLD BUSINESS

E. ANY OTHER MATTER

Mark mentioned that the M&T Bank is going to sale. It is a use by right so he’s not sure if the PC will see anything for it.

F. LIASION REPORT

Business Park Task Force - Ed reported that they had a good meeting. Brian O'Leary, Exec. Dir., Chester County Planning Commission and Mary Frances McGarrity, VP of Bus. Dev., Chester County Economic Council were there and gave very helpful suggestions regarding a survey for the businesses.

G. ADJOURNMENT

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

Respectfully submitted,

Ruth Kiefer, Recording Secretary