

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**April 7, 2021**

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

**Keith Montone – CTDI representative**

**Brian Nagle, Esq. – CTDI representative**

**Tom Kilburn – Futurist Committee**

**George Martynick, Resident**

Marty Shane, Township Supervisor

Bill Wegemann, Vice Chair, East Goshen Pipeline Task Force

**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*

**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. The tracking log was checked and no need for a workshop meeting.
4. The minutes of the March 3, 2021 meeting were approved.
5. Mark Gordon explained the procedure for public comments.

**CONDITIONAL USES AND VARIANCES**

1. 1365 Enterprise Dr/zoning variance request - Mark introduced Keith Montone from CTDI and Brian Nagle, Esq. Brian explained the application for a new sign at this property recently acquired by CTDI from QVC. The QVC signs are being removed. They are requesting 2 variances. Mark showed the application and the deed. A sign is proposed for two corners. Mark showed photos of the proposed signs. Brian reviewed the size of the sign allowed under the ordinance in relation to the size of the walls. The signs will have subtle LED lighting. Dan asked what impact there would be to the adjoining residential properties. Keith feels it would be no more than the QVC signs were. Mark pointed out that there is a buffer to block the lights which is well established. Keith mentioned that the plan is all interior demolition and fit out work.

George Martynick lives in the residential area behind the business park. He doesn't feel there is a need to have the signs lit at night. They don't need any more ambient light. Dan asked George if light is visible through the buffering. George commented that it shines through at this time of the year because there are no leaves on the deciduous trees. Mark mentioned that when CTDI applied for signs on their building along Paoli Pike, they agreed to install a dimmer that would turn the lights off at 10 p.m. Brain commented that they would agree to do that for these signs. Mark reviewed the conditions on the previous variance for Paoli Pike regarding lights turning off at 10 p.m.

Dan made a motion to recommend that the BOS support the zoning variance requests for CTDI at 1365 Enterprise Dr. §240-22.Q(5) as outlined in their application with conditions. The property is located in the Business Park District of the Township and the proposed relief will not pose significant impact to the character of the Business Park nor pose significant impacts to the adjacent residential neighborhood.

1. Permit a maximum of two (2) wall signs for the subject building.
2. Permit the wall signs to have a maximum area of 166.8 sq. ft. for each sign.
3. The applicant agrees to provide a dimming function so that the signage lighting can be adjusted to the satisfaction of the Township.
4. The applicant agrees to turn off the wall sign lighting no later than 10:00 p.m.
5. The lighting shall be installed as depicted in the application.

After some discussion and a few changes Ed seconded the motion. The motion passed unanimously. Keith thanked everyone for their time and consideration of this application.

### **OLD BUSINESS**

1. Paoli Pike Commercial District/(TC – Town Center) – Ernie thanked staff for providing the lists of uses in the C2 & C5 zones. He feels that, based on what was provided, they should go ahead and combine both lists except gas stations. Mark described the current C2 & C5 areas along Paoli Pike between Boot Road and Rte. 352. The TC ordinance would be a new ordinance which will remove C2 & C5 and put uses from the new TC ordinance in place. Ed mentioned that the residents did not want residential. Ernie feels it was the density of residential which was the concern. Mark explained what live/work units would be. Tom commented that the idea of the TC concept was to create a walkable retail area and no offices. Mark explained the types of office uses allowed in the C2 & C5. Mike K. spoke about density and the concern was large apartment complexes as in Exton. Mike P. feels they need to discuss offices more. Dan commented that he agrees to exclude gas service stations in the TC. The current gas service station falls in the BP area and won't be affected. He wants to exclude fast food restaurants. The types of restaurants were discussed. With the TD Bank closing and not being sure of what it will be, he doesn't want fast food. Ernie feels they need to review and change the definitions of restaurants. Mark mentioned that the Swiss Farms is considered retail not a restaurant. Ernie wants to see it laid out on paper. Mark will meet with the Township Solicitor and have something for the June meeting.

### **ANY OTHER MATTER**

#### 1. Electric Vehicle Charging Stations with and without signage/advertising

Mark provided photos of some current charging stations. Volta is the company proposing to install charger stations at the Giant on Boot Road. Mark explained that this is really a sign with a charging system. It has ads running while you're charging your car (as in some current gas stations). The Giant property owner has not talked with Volta yet. Mark feels this is something that needs to be considered. Ed asked if the ads are running on both sides or just the one facing the car. He mentioned that they claim they are free for now but.....

Mike P. commented that he is starting to see more of these. They are large because of the ads. Ernie suggested contacting the Chester County Planning Commission to see if they have anything about zoning for charging stations.

Tom asked if an apartment complex could install them. Mark commented probably anywhere you can park. He feels we need to approve the use and decide where to allow it.

## **LIASION REPORTS**

1. Business Park Task Force – John reported that Mark sent letters to the businesses. The Task Force members were assigned to businesses and will contact them with the survey.

2. KEGBD – Mark reminded everyone about Keep East Goshen Beautiful Day on Saturday April 17<sup>th</sup>. The Township is not using Blosenski to pick up trash along the roads, so it is starting to collect.

## **ADJOURNMENT**

There being no further business, John Stipe made a motion to adjourn the meeting. Ed Decker seconded the motion. The meeting was adjourned at 8:25 pm. The next regular meeting will be held on Wednesday, May 5, 2021 at 7:00 pm.

Respectfully submitted,

*Ruth Kiefer, Recording Secretary*