

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**May 5, 2021**

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday May 5, 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**

Marty Shane, Township Supervisor

Bill Wegemann, Vice Chair, East Goshen Pipeline Task Force

**Joseph Russella**

**John Jaros**

**Albert Greco**

**Mary Ann Lipton**

**Sue Davis**

**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 April 7, 2021 meeting were approved.
5. Mark Gordon explained the procedure for public comments.

**CONDITIONAL USES AND VARIANCES**

**1. ESKE Development LLC/1302 Wilson Dr/Zoning Variance Request**

Joseph Russella and John Jaros represented the applicant. Mark Gordon explained that ESKE Development built a commercial day care, the Ducklings Learning Center, in 2019. At close out an error was discovered. The surveyor misinterpreted the plans resulting in a 3.5 foot error in the placement of the building foundation. The rear yard setback in the I-1 District is 100 feet. A 3.5 foot variance will continue to provide a rear yard setback of 96.5 feet.

John Jaros commented that this property is in I-1 light industrial and they are seeking relief from §240-19 G. They are asking for a 3.5 foot variance from the 100 foot rear yard setback. No adjoining properties are negatively impacted.

Joe Russella commented that allowable coverage is 30%. The total imperious coverage is 27.79%. The sidewalks were reconfigured.

Dan commented that they could adjust the lot line with an adjoining owner. John Jaros commented that this is not an option because of the expense.

Ernest asked if there was any public comment. There was none.

Dan made a motion that the Planning Commission recommend that the Board of Supervisors “Take no Position” on the ESKE Development, LLC dimensional variance application for their property at 1302 Wilson Dr. John Stipe seconded the motion. The motion passed unanimously.

## 2. Albert & Lynn Greto/331 Springhouse Ln./Zoning Variance Request.

Albert Greto was present. Mark Gordon explained that the property is 3 acres in the R2 District in Wyllpen Farm. There is a pool with a fence around it.

Mr. Greto mentioned that they moved here in 2016. The pool needed immediate attention and the fence was falling down. He referred to Exhibit A, Fig. 1 an aerial view of the property. He pointed out the area where there was a stockade fence. He replaced it with brick columns and panels of locust wood which run through the columns. He mentioned the difference in height because of the slopes in the ground. He is in the process of installing a fence around his entire property. There are two gates, one on Springhouse Ln. and one on Strasburg Rd. The Springhouse gate is part of the fence around the pool. There are trees along the Springhouse/Strasburg intersection which will be removed. He feels this will improve the sightline along Strasburg Rd.

Dan recommended that Mr. Greto make his presentation less confusing before presenting to the BOS and ZHB. He asked what is in the fig. 24 picture. Mr. Greto responded it was taken from the edge of the driveway across the street. Dan asked if the property has been surveyed. Mr. Greto answered that it was surveyed by Yerkes several times. He described the process of making the pillars and securing the panels. He explained what would be involved if he doesn't get the variance.

Ed asked if the panels are standard size. Mr. Greto made everything himself according to what is sold in the stores.

Public Comment: Mary Ann Lipton, 1680 E. Strasburg Rd. – She asked for clarification on the type of fence he will use along Strasburg. Mr. Greto answered 4 foot powder covered black aluminum. It looks like wrought iron fence. The back of the property will be post and rail fence.

Mark Gordon commented that Mr. Greto may need a variance from the type of fence because pillars are not allowed with split rail or picket style fence. For the sight distance, clear back 10 feet from the road. Mark will meet with him to look at this intersection. Also, Mark agreed with Dan to make the presentation clearer. Permits for fences are not required except around pools.

John Stipe moved that the Planning Commission recommend that the Board of Supervisors “Take no Position” on the Greto's dimensional variance application for their property at 331 Springhouse Ln. Mark Levy seconded the motion. The motion passed unanimously.

## **OLD BUSINESS**

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

Mark reported that he took pictures of and measured the advertisement display panels on the two Volta Electric Vehicle Charging stations recently installed at the Westtown Giant supermarket on West Chester Pike. The dimensions of each panel are 27” x 47”. The display panels are on both sides of the station. The ad changes about every 10 minutes. He feels this is an LED Sign as outlined in our ordinance. He suggests amending the sign ordinance to permit these signs in commercial shopping centers.

Discussion included no audio with the display panels, number allowed in a parking lot, lights should dim after 10:00 p.m. Mark mentioned that the challenge is that all spaces closest to the doors are handicapped. John spoke about the end cap along the main aisle and will it impede the sightline. Ed has seen these before and they seem to be angled probably for this reason.

Ernest feels there are devices in the stations that will shut it down automatically in an emergency. He has concerns about different vendors and what their stations may look like. He wants to see if there are State and/or Federal guidelines for this.

**LIASION REPORTS**

None

**ADJOURNMENT**

There being no further business, John Stipe made a motion to adjourn the meeting. Mike Pagnanelli seconded the motion. The meeting was adjourned at 8:35 pm. The next regular meeting will be held on Wednesday, June 2, 2021 at 7:00 pm.

Respectfully submitted,

*Ruth Kiefer, Recording Secretary*