

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
November 3, 2021

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday November 3, 2021 in the Township Building.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Edward Decker

Michael Koza

Mark Levy

Michael Pagnanelli

Also present was:

Mark Gordon, Zoning Officer

Michele Truitt, 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

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 military, first responders, medical personnel and those who keep us safe.
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 September 15, 2021 meeting were approved. The October meeting was cancelled.

CONDITIONAL USES AND VARIANCES

1. ALK Management LLC, d/b/a Imperial Marble and Granite (Zoning Ordinance)

1311 West Chester Pike - Bill Christman attorney for the owner of the building and owner Albert Kzelian were present. Mr. Christman provided a photo of the building before it was purchased by the applicant in September 2020. The request has two parts. 1. The Applicant seeks to install a wall sign of approximately 36 sq. ft. Since the Zoning Ordinance allows one sign up to 32 sq.ft., he is requesting a dimensional variance of 4 sq. ft. Also, the height of the sign will be 16 feet 3 inches which exceeds the 14 feet allowed under the Ordinance. Mr. Christman pointed out that the sign will be lower than the car wash sign. Also, the building is set back from West Chester Pike.

2. There is an architectural feature around the front windows of the building in the shape of an “I” and “M”. Township staff refers to this as a sign. Mr. Christman pointed out other buildings that have symbols on them as part of their architecture (cross on a church). The Applicant is requesting a dimensional variance to allow the architectural feature to remain on the building. Mr. Christman asked the Planning Commission for their support. They plan to go to the Board of Supervisors in two weeks and then the Zoning Hearing Board in December.

Ernest verified the dimensions of the sign. Mike P. asked about lighting in the “IM” sign. Mr. Christman responded that there is no lighting in that sign. It is made of marble. Mark Gordon reviewed the permit process. A sign permit was not issued. Mr. Kzelian mentioned that he had to take over the lead in this process because his architect was hospitalized. Ernest spoke about the definition of a sign in the Ordinance. Ed asked about lighting in general. Mr. Christman commented that there are three lights on the building over the sign. Also, there are three lights in the ground in front of the “IM” feature. John asked about the pylon sign along the road and the subtenants. Mr. Kzelian spoke about the two subtenants. He also explained the use of marble and the design of the signs so that architects who will come to his business can see what can be done with marble. Ernest reviewed the items that were discussed. Mark Gordon reviewed the sign restrictions and made some recommendations for their presentation to the BOS and ZHB. Mike K. made a motion that the Planning Commission recommend that the Board of Supervisors take “No Position” on this application. John seconded the motion. The motion passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

None

ANY OTHER MATTER

PA Act 65 of 2021, Sunshine Law Amendment - Mark explained the Amendment to PA Act 65. This requires that the agenda for public meetings must be available 24 hours before the meeting and how an item can be discussed that is not on the agenda. He feels that East Goshen has always followed these rules, but some others did not, so, Harrisburg added this Amendment.

LIAISON REPORT

1. Board of Supervisors – Michele mentioned that the many events that the Park and Recreational Commission had in October were very successful. The BOS has four meetings remaining in 2021. On November 16th they plan to roll out the 2022 Budget. She recommends that the PC members take a look at it.

2. Business Park Task Force – John mentioned that they completed their project and presented their report to the BOS.

ADJOURNMENT

There being no further business, Mike K. made a motion to adjourn the meeting. Mark L. seconded the motion. The meeting was adjourned at 7:45 pm. The next regular meeting will be held on Wednesday, December 1, 2021 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary