

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
April 6, 2022

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday April 6, 2022 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

John Hertzog, 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. John Stipe called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our troops and first responders.
2. John 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. Mark mentioned that Malvern Institute has given another extension until June 30. He sent them a letter offering to meet with them.
4. The minutes of the March 2, 2022 meeting were approved as amended.

OLD BUSINESS

None

NEW BUSINESS

None

CONDITIONAL USES AND VARIANCES

1. 14 Broad Street (Zoning appeal and Zoning Variance) - Phillip Winicov and Margaux Arar, owners and husband and wife were present with their attorney. Mr. Winicov purchased 14 Broad Street earlier this year. He requested to use the accessory structure on the property as a second dwelling unit. There are two lots mentioned in all deeds since 1928. The main dwelling is on lot #38 and the accessory building is on lot #44 (16 Broad St.). Mr. Winicov described the accessory building as having a kitchen, bathroom, bedroom, electric, water and public sewer. He mentioned that he receives a separate bill from PECO for the electric. He has also made several improvements including new roofs, expansion of the driveway. There are two mailboxes, one for 14 and one for 16.

Mark Gordon explained that the property is in Milltown and was probably built before 1952 and before zoning. The Township denied Mr. Winicov's request to lease the second dwelling unit. He has submitted a Zoning Hearing Board application.

Mark Levy asked if the accessory dwelling was always leased. Mr. Winicov answered that the previous owner did not lease it but the owner before that did lease it.

Ed asked about the garage between both lots. Mark Gordon thinks it is very old and looks like it was probably a barn.

PUBLIC COMMENT

Pam Coleman, 18 Broad Street – She owns the property south of Mr. Winicov at the intersection of Broad and Center Sts. Her property is also shown as 2 lots. She agrees with the Zoning Officer's denial. There would be significant impact to her because the second dwelling structure is so close to the property line. Mark Gordon asked if her deed lists 2 lots. She answered yes.

John Stipe made a motion that the Planning Commission take no position on the Zoning Hearing Board application. Mark Levy seconded the motion. The motion passed unanimously.

LIAISON REPORT

1. Board of Supervisors

1. TND – John Hertzog mentioned that Ernest Harkness was at the Board of Supervisors meeting last night to discuss the proposed TND zoning for the section of Paoli Pike between Boot Rd. and Rte. 352. In 2019 the BOS planned to hold a meeting about the TND but so many people showed up that they had to postpone it. There was opposition to allowing apartments in this area.

Mark Gordon mentioned that this area permits single family residential, no apartments. A feasibility study was done to see what other uses could be included along this corridor. The shopping center is fully occupied for the first time. Mark agrees that the plan sent to the BOS may not have been explained well enough. He will review it and prepare it for a BOS meeting.

2. Paoli Pike Trail - John Hertzog mentioned that the original plan for the Trail was compromised, so the BOS is considering going through the Corporate Park to Ward Ave. instead of along Paoli Pike in front of the Hicks Farm. It will be less expensive than the original plan along Paoli Pike. Neighborhood connections were discussed.

ADJOURNMENT

There being no further business, Ed made a motion to adjourn the meeting. Mark Levy seconded the motion. The meeting was adjourned at 8:15 pm. The next regular meeting will be held on Wednesday, May 4, 2022 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary