

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 1, 2022

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday June 1, 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

Derek Davis, Township Manager

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 asked for a moment of silence to remember our troops and first responders.
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 May 4, 2022 meeting were approved.

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

Malvern Institute – Rick Straton, Engineer for Applicant, and Brian Nagle, Esq. were present.

Ernest reviewed the letters from the engineers. Mark Gordon mentioned that they are here for Land Development and will have to come back for a final. They are waiting for the Fire Marshall's review. Mark feels the Fire Marshall may require a remote connection.

Brian Nagle commented that they have some open items to review. He reviewed the rest of the process. Rick Straton reviewed the letter from Pennoni. Most of the items were addressed but there are a few outstanding as follows:

Page 2 #3 – Video cameras. They will do this.

Page 4 #11 – Proposed fencing. They will add maintenance notes on the plan which will include an annual walk and cleaning if needed.

Page 4 #12 – They will provide fence samples.

Page 6 #24 – Deed draft

Page 6 #25 – Complaints by neighbors. Brian sent it to the East Goshen staff and attorney.

Page 6 #27 – AWOL patient. Brian contacted the police and set up a protocol with them. Dan and Mark feel the protocols should be on the plan.

Page 9 #9 – Stormwater Management. They have a design. They have to test the soil to be sure it will consume the water. This will be added to the final plan. John asked about the parking lot. Rick

answered that it will be included. Dan asked about the rear runoff that the neighbors complained about. Rick answered that there will be no change for that area. Brian pointed out the new gutters on the new 2nd story.

Page 10 #19 – They will include an Operations & Maintenance plan for the SWM.

Page 10 #21 – They contacted the Chester Co. Conservancy District and confirmed that they don't need an PDES permit.

Page 10 # 24 – Retaining walls over 4 ft (near the proposed basketball court). They will submit a design.

Page 10 #27 – Types of fencing will be on the revised plan.

Page 10 #28& 29 – Additional details of PVC sound fence will be reviewed. Fence will be part of the escrow.

Page 10 #33-36 – Landscaping – Types of trees will be on the plan. Mark Gordon suggested they review this with the Conservancy Board. Parking lot islands and access gates will be shown on the plan. Derek asked about a wash out area during construction. They will have that.

Dan asked about sidewalks Page 8 #7 – This was discussed, and no additional sidewalks will be needed. Renderings showing the proposed addition were reviewed.

Public Comments:

Amanda Greenberg, 10 Brookmont Dr., Malvern, - They just moved here in February and are most effected by the stormwater runoff. The water runs off the building, down the hill, under the fence and makes a pond in their yard. She asked if they could install a drainage swale which might divert the water to the creek. Dan is recommending that MI do what is needed to take care of the problem, but the owner should look at what they can do on their property.

It was her understanding that there would be no patient rooms. Brian showed on the plan that there are no patient rooms on the side facing her property. She asked if they could put frosted glass in the windows. Mark Gordon commented that the PC can't recommend this. Brian commented on the amount of landscaping that will be provided. She doesn't feel there will be anything tall enough. Nate read the types of trees listed on the plan which will be required to be 10 ft. when installed. She asked about the generator. Brian mentioned that a new one will be installed as part of this project.

Paige Fenimore, 3 Treemont Dr. – She asked if the historical evaluation was waived. Ernest commented that this can be waived by the BOS and the PC has no objection. It is her understanding that there were no permits for previous renovations so she feels an evaluation should be done. Brian mentioned that only external renos would be under this requirement and all were done with permits.

Dan moved that the Planning Commission recommend that the Board of Supervisors grant preliminary land development approval for the Preliminary Land Development application and plan prepared for Malvern Institute by Chester Valley Engineers dated June 28, 2021, last revised April 20, 2022, with the following conditions:

1. All comments outlined in the Pennoni Associates plan review letter dated May 25, 2022 are addressed and reflective in the Final Plan submission.
2. The Malvern Institute shall submit and present a revised landscape plan to the Township Conservancy Board for their review and comment, prior to presenting the final plan to the Planning Commission.
3. The Malvern Institute shall evaluate opportunities to mitigate and/or reduce the storm water discharge from the site to the Southwest corner of the property, including potentially connecting the roof drains from the proposed 2nd story addition to the proposed on lot seepage bed.
4. The Malvern Institute shall include the written protocols required by conditions 25 and 27 of the ZHB D&O, on the final plan.
5. The Township Fire Marshall shall review and comment on the preliminary plan and Applicant shall address those comments as part of the final plan submission.

6. The Applicant shall provide a plan detail of the Fire Department Connection as part of the Final Plan submission for review and approval by the Township Fire Marshall.

Mark Levy seconded the motion. The motion passed unanimously.

Derek feels the BOS will see this in July. Brian will give an extension to July 30th.

NEW BUSINESS

Paoli Pike Trail (Alternate Route Alignment) – Derek explained that the BOS wants input from the PC about the proposed alternate route for the Paoli Pike trail. He gave a presentation and discussed the 3 options they have for Segment B to go around the Hicks property. He reviewed the cost breakdown of the options. He pointed out that #4 is very expensive because it goes over the wetlands. This will be discussed further at the next meeting.

ANY OTHER MATTER

Ernest announced that tonight is Mark Gordon's last meeting with the PC. Mark is leaving after 20 years with East Goshen Township. He thanked Mark for his support and service and wished him good luck in his new endeavor.

ADJOURNMENT

There being no further business, Mark Levy made a motion to adjourn the meeting. Dan seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:00 pm. The next regular meeting will be held on Wednesday, July 6, 2022 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary