

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**September 7, 2022**

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday September 7, 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:

**Duane Brady, Zoning Officer**

**Derek Davis, Township Manager**

**Nathan Cline, Township Engineer**

**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 August 3, 2022 meeting could not be approved since there was not a quorum.

**SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

1. Applebrook Golf Club - Jared Viarengo, Applebrook Golf Club Director of Grounds and Bret MacKay, Chester Valley Engineer were present. Mr. MacKay mentioned that the rendering they were providing is clearer but essentially the same as what they presented at last month's meeting. They are showing building elevations. The new buildings will have higher ceilings up to 16 feet. Mr. Cline will check but feels the height is within zoning requirements. Mr. Viarengo explained how they store and maintain their equipment. They plan to have new specialized equipment that will recycle water when they wash their mowing machines. They currently have an above ground fuel tank and want to upgrade to today's standards. Mr. Viarengo mentioned that their attorney is working with the Township Solicitor on legal issues concerning the fact that these buildings are on East Goshen Township land and Applebrook has an easement with East Goshen Township to use this property. They are planning to have a solution for the October meeting. Mr. Daley asked about variances. Mr. Cline commented that they still need to be resolved. This could go to the Zoning Hearing Board. Mr. Harkness pointed out that the Pennoni letter mentioned their existing water service. Mr. Viarengo commented that their water service is from a well. They are on public sewer with a grinder pump. Mr. Harkness mentioned that under a new ordinance (205.40-1) a pipeline awareness study may be needed. Mr. Cline will check on this.

## **CONDITIONAL USES AND VARIANCES**

1. Miller Property Residential Subdivision for 1010 Hershey Mill Road. This proposal is to subdivide and develop an existing tract of land with 15 single-family residential lots. Mr. Cline commented that they have had discussions with the developer. This is the first formal open space development. He explained how they will meet open space requirements, and public sewer and water. He will be reviewing the plan to go deeper into the zoning code. Residents within 1,000 feet will have to be notified of meetings. He will check to see if a pipeline awareness study is needed. There is a storm water basin behind the property which is an easement for East Goshen Township. Mr. Brady explained the breakdown in the ordinance. He will get a letter from the owner and developer. He will do a review for fire services.

## **ORDINANCE AMENDMENTS**

1. Zoning “Catch-All” provision – This was added to the agenda. Mr. Davis explained that essentially, all legal uses within the Commonwealth must be allowed within at least one zoning district in any municipality. He is asking the Commission members to look at zoning districts that would be appropriate for adding a “catch-all” provision. He and the Township Solicitor have reviewed this and feel that the I-1 Light Industrial District (located off of Airport Road above the YMCA and extending up to Wilson Drive) makes the most sense for this provision based on what is currently there today. Also, they need an area with some open parcels. Since the Planning Commission did not have a quorum, they could not give an official recommendation to the Board of Supervisors for the upcoming hearing.

The following are comments from the three members:

1. Mr. Daley’s main concern was about the consequences of specific open pieces of land in the I-1 zoning district where the catch-all would be located since there are some houses (Linden Lane) very close to an open parcel on Goshen Parkway within the I-1. Mr. Davis commented that he understands what Mr. Daley is looking at but that currently there is concern throughout the township in many different locations since a catch-all doesn’t exist.
2. Mr. Harkness - While he saw no issue with the proposal, he also didn’t think it was a necessary thing to pass. He asked about the following language in Section 1 of the proposed ordinance: “Any lawful use not otherwise permitted in the Township”. He thought there was probably a more straightforward way to word that phrase such as, “Any lawful uses currently not defined in the township zoning code.” He verified that this would be a Conditional Use.
3. Mr. Koza asked a question concerning the overall intent of the provision just so he would understand it more, but he did not see an issue with putting the provision in the Zoning Ordinance. Mr. Davis commented that it is something we have to put in, but he hopes we never have to use.

**OLD BUSINESS** - None

**NEW BUSINESS** - None

**LIAISON REPORTS** – None

**CORRESPONDENCE** - None

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:00 pm. The next regular meeting will be held on Wednesday, October 5, 2022 at 7:00 pm.

Respectfully submitted,

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*Ruth Kiefer, Recording Secretary*