

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 5, 2022

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

David Shuey, Township Supervisor

Michael Lynch, Township Supervisor

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. 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 and September 7, 2022 meetings were approved as amended.

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. 14 Reservoir Road Residential Subdivision (Initial Submission) – This is an initial submission for the PC members to review for the next meeting.

CONDITIONAL USES AND VARIANCES

1. Miller Property Residential Subdivision for 1010 Hershey Mill Road. Those present for the owner were Lou Colagreco, Attorney; Michael Hartman, Project Manager; and TR Moser, Moser Construction Management. Mr. Colagreco explained what the application is for and mentioned that they received and replied to the Township Engineer’s letter. This is a conditional use proposal, and the Planning Commission can be for or against it also with conditions. This is a very preliminary engineering plan. A final plan will follow. It has to go to the PA DEP for permits for stormwater management. Ernest mentioned that it will also go to Chester County Planning Commission for review.

Mr. Hartman reviewed the plan that was sent out today with some revisions. The property is 16 acres with 9 acres of open space. There is an existing single-family residence and a barn. He has done some preliminary calculations for the stormwater basins. The single entrance goes over a stream. There is a pipeline for the existing house. Ernest recommended checking to see if a pipeline study is required. Ed Decker commented that he feels there are issues with the setbacks. It doesn't look like it's meeting the 30 foot setback. He commented that they need to clarify the acreage. He asked about landscaping. Mr. Hartman is going to have a more robust landscaping plan. The open space is in the center and perimeter. Mark Levy asked about standing water. Mr. Hartman thinks the water goes down to the stream. A resident who lives on Jackson Lane spoke about the water flows. John Stipe asked if there were any steep slopes. Mr. Hartman pointed out that they are in the upper right hand corner of the plan. Ernest asked them to be sure they review the list of issues about open space areas. Also check about how many entrances are required. Contact the fire company.

Public Comments:

1. Alison Oshop, 1334 Jackson Lane – Their concern is the walkway that is proposed to go through to Goshen Downs. They feel it is too close to their property. There is always standing water in the township easement when it rains. Goshen Downs has been very private so they don't want people walking through and who will maintain it?
2. Lillian Fedor, 1013 Hershey Mill Road – She lives directly across from this property. Will the current driveway go away? Mr. Moser commented that they are working to incorporate the historic property into the subdivision. There will be an HOA that will be responsible for the properties. Ms. Fedor mentioned that water flowed onto Hershey Mill Road and the road was closed several times. Also, they feel there isn't enough space under the road, so it gets backed up.
3. Michael Lynch, 1226 Upton Circle – He is speaking about the matter of a possible pedestrian connection. In a recent township survey, 72% of respondents like connecting to other developments. Goshen Downs has two informal trails for the neighbors to use. As a past planner, he understands the concern about safety. He is for seeking an easement for future ability to connect walking trails and sewers. It should not be paved or gravel. If a fence is used, he would prefer post and rail to keep the open feeling.
4. Bill Guyer, 1560 Tanglewood Dr. – He is concerned about connecting the two communities. If someone is injured on the trail, the HOA would be responsible.
5. David Shuey, Hershey Mill Estates – He asked what the acreage is for the wetlands. Mr. Hartman commented that they don't have that information yet. Ernest thinks the ordinance doesn't allow for building on wetlands.
6. Sharon Kinch, 1330 Jackson Lane – She commented that they have no interest in having people walking near their property.

Ernest thanked everyone for their input. He reviewed what their comments covered. Ernest mentioned that they will try to set up a site walk for the Planning Commission members.

ORDINANCE AMENDMENTS

1. Noise Ordinance Standards in Zoning Ordinance (Initial Submission) – Duane spoke about Derek's memo. He explained that they are taking items in the ordinance regarding noise and will put them into a separate ordinance.

Bill Guyer, 1560 Tanglewood Dr – Mr. Guyer provided copies of his "Request to Defer Approval of Draft Noise Ordinance Proposal". He feels they should wait for feedback from the Chester County Planning Commission. Their neighbor has built a bandstand and has professional band concerts on a regular basis during the warmer months. Parking on the streets poses problems for access to driveways. Decibels of 60-70 are considered loud. He feels the 5 decibel increase isn't necessary and will cause problems for residents. The band stage is 30-40 feet from his property.

Ernest recommended he file a complaint with the township for the band. The PC will take his concerns into consideration when reviewing the response from Chester County.

Duane explained that the complaint about the band should come to him. He will do a formal review of the ordinance and contact the neighbor if necessary.

OLD BUSINESS

1. Applebrook Golf Club Turf Maintenance Area – Update -No Action Required. Duane provided Nate’s letter and the Chester County letter for the Planning Commission to review. He is working on the comments.

NEW BUSINESS - None

LIAISON REPORTS

1. Board of Supervisors – John mentioned that they are keeping the general meetings to a minimum because they are working on the 2023 budget. So far, they are short by \$741K. Ed Decker asked about the Milltown Dam. John commented that they finally received the DEP permit. Now they can start the engineering study and bidding and hope to start next Spring. There was a discussion about the process that has to be done before work can begin.

CORRESPONDENCE - None

ADJOURNMENT

There being no further business, Mike Koza made a motion to adjourn the meeting. Mark seconded the motion. The meeting was adjourned at 8:20 pm. The next regular meeting will be held on Wednesday, November 2, 2022 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary