

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
November 2, 2022

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday November 2, 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 October 5, 2022 meeting were approved as amended.

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. 14 Reservoir Road Residential Subdivision (Presentation) – Jeff Glosson, owner of the property was present. He reviewed the plan to subdivide the property. He met with Pennoni regarding Nathan Cline’s October 21st letter. Storm water management and drainage were discussed. Ernest mentioned that he might have to do a pipeline study under our new ordinance. Mr. Glosson verified that he is not with 660 feet of the pipeline so he won’t have to do that study. Dan asked if he is going to sell or develop the new subdivided property. Mr. Glosson has not decided on this yet. Dan verified with Mr. Glosson that there will be an agreement about the shared driveway. Mr. Glosson commented that there is an easement for the utility lines at the rear of the property. He will show these on the next plan. Dan discussed the waterline easement. Mr. Glosson mentioned that they are on a private well for water and not connected to Aqua. Mr. Glosson will be back with a revised plan in December.

CONDITIONAL USES AND VARIANCES

1. Miller Property Residential Subdivision for 1010 Hershey Mill Road. Those present for the owner were Lou Colagrecio, Attorney; Michael Hartman, Project Manager; and TR Moser, Moser Construction Management. Dan commented about the 2 flag lots for the existing historic house and the barn. They may have to do an historic impact study. Duane mentioned that he just received the historic study and he has to review it. Mr. Hartman spoke about the site walk meeting to look at possible easement for a trail. Duane pointed out the red dotted line and the black dotted line on the plan. The black line is on the Township easement. Mr. Moser commented that this easement was originally discussed for a future sewer tie in with the neighboring development. Dan mentioned the hazardous pipeline. Mr. Hartman is working with Mr. Cline. There will be no impact on it. Mr. Moser mentioned that they will have the report for the Conditional Use plan. Duane spoke about the site visit and mentioned that gas would come in from Hershey Mill Rd. Mr. Hartman described the proposed landscaping referring to the northern boundary. A detailed landscaping plan will be provided. Mr. Moser mentioned that there is a detailed written history of the property dating back to the Revolutionary war.

Public Comments:

1. Alison Oshop, 1334 Jackson Lane – If the proposed trail is not going to be done, she requests that references to it be removed from the plan. Their cul-de-sac is private and there are young children so she is concerned about safety. If there was a trail in the future, who would maintain and control it?

2. Natalie McMaris, 1331 Jackson Ln. - She is Alison's neighbor and has a young child. She is concerned about safety. She asked that they listen to the residents and remove the proposed trail. She mentioned the Township survey about trails and only 600 people out of 18,000 responded. She suggested they take a survey of the Goshen Downs residents. Duane encouraged the residents to attend the Board of Supervisors meeting on November 15th.

3. Lillian Fedor, 1013 Hershey Mill Road – She asked about the historic house. She wants the existing driveway removed. She mentioned that flood waters come onto her property. Mr. Moser commented that they are working to incorporate the historic property into the subdivision. Mr. Hartman mentioned that the plan for stormwater management would be to remove the bridge and allow the floodwater to go down Hershey Mill Rd.

4. Michael Lynch, 1226 Upton Circle – With the developer removing the bridge, he feels it would improve the flood water conditions. Regarding the Open Space Survey, there are 8,000 households in the township, 600 is a good substantial response. As a property owner, he understands his neighbors' concerns. He likes connectivity of pathways and the ability to walk from one development to another. He would like to see the developer provide an easement in concert with the utility easement for use in the future. He is not suggesting that a path be planned through the stormwater basin. Be sure that the owners of the new homes know about the easement. If a fence is put up, one small space should be provided so someone could walk through if they want to. He feels the people buying the new homes will be glad to be a part of our community. He feels this should be included on the plan for the future. He is not sure why the red line is there. Current neighbors don't want the red line easement so he feels it should be removed. He has no interest in it when there is the Township easement (black line) for the basin.

He mentioned a few items in Mr. Cline's review letter:

Page 1 #2 – Houses should be separated by 30 feet.

Page 2 #4 – Roll curb. What kind of roll curb will be used? Mr. Moser commented that they haven't decided yet but Belgian block could be used.

Page 3 #6 – The Conservancy Board, Park and Recreation Commission and Historical Commission should be given the opportunity to see the property. He knows there are invasives there now but feels supplemental plantings will be good. He asked about the number of members on the historical Commission. Derek mentioned that he met with Ted Roberts. Out of the 5 positions there are only 2 active members. Duane commented that this would be part of the Land Development process. He could include the two members in the review. Dan asked about the elevation in Goshen Downs for future sewer connection. Mike explained how it could be installed and flow in Goshen Downs. Mr. Hartman explained how they are looking at connecting into the sewer on Hershey Mill Road. Mike spoke about

open space options and possible recreation areas. Duane commented that all of the boards will review the plan as part of Land Development.

Dan made the following motion: Mr. Chairman I move that we recommend that the Board of Supervisors approve the 1010 Hershey Mill Road – Miller property, Open Space Sketch Plan conditional Use Application with the following conditions:

1. Township Engineer second submission letter dated October 27, 2022, all unresolved and comment items be answered to the Townships satisfaction.
2. Pipeline study be completed and provided at the hearing with the Board of Supervisors.
3. Township Engineer second submission letter dated October 27, 2022, new comments # 23 is not recommended.
4. Proposed trail improvements be removed from the Conditional Use plan application. Applicant to provide a trail easement on lots 6 and/or 7 for future connection to the Township property to the Goshen Downs Development.
5. The applicant shall provide a sewer easement for a future connection to Goshen Downs in a location as deemed acceptable to the Township Sewer Engineer.

John seconded the motion. The motion passed with one no vote.

ORDINANCE AMENDMENTS

1. Noise Ordinance Standards in Zoning Ordinance (Recommend/Possible approval) – Duane mentioned that this has been discussed with the Township Solicitor and Board of Supervisors. He explained that they are taking items in the ordinance regarding noise and will put them into a separate, stand alone ordinance. The review letter from the Chester County Planning Commission was provided for review. Duane listed some of the major items:

A limit on the ability to request noise waivers to four (4) per year

Making sure noise waivers are requested at least fourteen (14) days prior to the event.

Adding “toxic chemicals” as a nuisance/health hazard.

Tweaking times of day for certain noise-related activity in residential neighborhoods as well as a slight change in decimal levels.

If law enforcement comes after noise has started, they can enforce the ordinance. Ed had some concerns about the 7 pm cutoff. It is too restrictive in the summer. Mike P. noted the list of noise definitions.

Dan moved to recommend that the Board of Supervisors approve changes and accept the changes to Chapter 156 Noise and Chapter 240 Zoning. Also, that the New Chapter 156 Noise and Nuisances be approved as provided and written.

Public:

Bill Guyer, 1560 Tanglewood Dr – Mr. Guyer commented on the Chester County Planning Commission letter. He feels the decimal limits on weekends should be changed to 55 all day. An audiologist reviewed this and questioned the raising of the limit by 5. There should be a permit for the band stage. The waiver currently gives approval with no limits.

John seconded the motion. The motion passed with one no vote.

OLD BUSINESS

1. Applebrook Golf Club Turf Maintenance Area – Update -No Action Required. Duane provided the following update:

A letter to grant a continuance of the 90-day time limit was granted allowing for an additional 90 days from the date of the letter. The letter was dated 10/6/22 and the new deadline date is 1/4/23.

The Township Staff received update plans for Applebrook on 10/5/22. These are revised Preliminary/Final Plans based on Township Engineer review letter and comments.

The Township and Applebrook continue to work on the legal issues.

2. The Malvern Institute – Update - Preliminary approval was granted by the Board of Supervisors on July 5, 2022.

NEW BUSINESS - None

LIAISON REPORTS - None

CORRESPONDENCE - None

ADJOURNMENT

There being no further business, Ed Decker made a motion to adjourn the meeting. Dan Daley seconded the motion. The meeting was adjourned at 9:00 pm. The next regular meeting will be held on Wednesday, December 7, 2022 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary