

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**January 4, 2023**

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday January 4, 2023 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**

**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 November 2, 2022 meeting were approved. The December 7, 2022 meeting was cancelled.

**CHAIRMAN'S REPORT**

1. Ernest mentioned that the Annual ABC Meeting will be held on Tuesday, January 31, 2023 at 6:30 pm. He provided a copy of the 2023 goals. He will make the presentation at the meeting. David Shuey mentioned that the Planning Commission should look at zoning for Auxiliary Dwelling Units (ADUs) which are small additional dwellings in the back yard. Nate commented that there is a link on the County website about this.

2. Reorganization for 2023 - Mike Koza moved to elect Ernest Harkness as Chairman and John Stipe as Vice Chairman for the year 2023. Ed seconded the motion. The motion passed unanimously.

## **SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

**1. 301 Reservoir Road, Residential Subdivision (Presentation)** – Scott Risbon was present and is one of the purchasing partners. He likes to reno old/historic houses. Two weeks ago, they finally were able to purchase the property. He is here to hear the PCs comments. Ernest mentioned that a letter from Nate was received today. Ed commented on the 50 ft setback. Lot 5 has a minimal lot width of 150 ft. Nate spoke about an additional building and its use, and possible variances that may be needed. Mike K asked if the Chester Co. Planning Commission has seen this yet. Scott replied, no. Duane mentioned that he is reviewing the historic ordinance to see if anything needs to be done. John asked about the slopes on the property. Nate explained the slopes, where they are and how they will be handled. Scott mentioned that Lot 2 has the existing barn which they plan to make into a house.

### **Public Comment:**

1. Chris McCutcheon, 303 Reservoir Road – He hopes the plan will be approved.
2. Megan/Michael McCutcheon, 1324 West Chester Pike, Ste. 115 – They also hope the plan gets approved. They want to purchase one of the lots.

### **2. 14 Reservoir Road, Residential Subdivision** – Duane gave the following update:

- a. The Applicant will not be attending this meeting as they are currently working on review letters and a concern with the County 247 Planning Module.
- b. The Township Fire Marshall reviewed the plans.
- c. The Township Municipal Authority reviewed and approved sewer connection at their November 14, 2022 meeting.
- d. The Township Conservancy Board has reviewed the plans and requested more information.
- e. Chester Co. Planning Commission is in the process of reviewing the plans.

## **CONDITIONAL USES AND VARIANCES**

**1. Miller Property Residential Subdivision for 1010 Hershey Mill Road** - Duane reported that the Conditional Use Hearing before the Board of Supervisors was continued until January 17, 2023. Mike Lynch requested a complete review by the Planning Commission. Duane will check into it. The PC is not scheduled for a workshop.

## **ORDINANCE AMENDMENTS**

**1. Noise Ordinance Standards in Zoning Ordinance** - Duane mentioned that this was approved by the Board of Supervisors at their meeting on November 15, 2022.

## **OLD BUSINESS**

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

- a. A letter to grant a continuance of the 90-day time limit was granted until February 28, 2023. The letter is dated December 21, 2022.
- b. The Township Engineer has reviewed a 2<sup>nd</sup> submission of the Preliminary/Final Land Development Plans provided by the applicant.
- c. The Pipeline Study has to be reviewed by the Planning Commission.
- d. 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. Duane mentioned that Malvern Institute has a new board and attorney. They are discussing whether they want to go through with this or not.

**NEW BUSINESS - None**

**LIAISON REPORTS -** Mike Lynch mentioned that Stormwater regulation changes were received from the County regarding impervious surface. If the area is 10 sq ft or more the property owner has to meet the regulations. David Shuey spoke about accumulative square footage (an addition to the house and later a deck). Duane spoke about the current 2003 Ordinance that sets 2000 sq ft as the limit where they have to start stormwater management.

Mike mentioned that the new BOS officers for 2023 are:

Chairman – John Hertzog

Vice Chairman – Mike Lynch

Police Commissioner – Michele Truit

The 2023 budget was approved with a property tax increase.

Milltown Dam update – They are still waiting for DCNR to approve bid documents.

**ANY OTHER MATTER**

**1. Sheds** – Mike Lynch spoke about Accessory Structures, i.e sheds. He thinks that sheds under the ordinance of 241 sq.ft. or less do not have a setback requirement. He is concerned about encroachment. He feels there should be some distance from the property line. Duane commented that a 5 ft. distance could be used. He uses Chesco to check on property lines and setbacks. Mike suggested looking at what other municipalities have in their ordinances. Ed commented that sheds, as they age and need to be replaced, will have to be approved. Duane didn't want to require a survey as it would be an additional cost. Mike commented that at least 5 ft. would be needed to maintain the property around the shed.

**CORRESPONDENCE - None**

**ADJOURNMENT**

There being no further business, John Stipe made a motion to adjourn the meeting. Mike Koza seconded the motion. The meeting was adjourned at 8:00 pm. The next regular meeting will be held on Wednesday, February 1, 2023 at 7:00 pm.

Respectfully submitted,

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*Ruth Kiefer, Recording Secretary*