

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
February 1, 2023

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday February 1, 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, first responders, and medical.
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 January 4, 2023 meeting were approved.

CHAIRMAN’S REPORT

1. Annual Meeting – Ernest mentioned that he made the presentation, and everything went well. A comment was made to review the Comprehensive Plan which will be 10 years old in 2025. Mike Lynch acknowledged that he made the suggestion and thinks the members should read the Comprehensive Plan. He would like to set up a committee of PC members and other ABC members to look at the plan possibly by the end of this year.

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. 301 Reservoir Road, Residential Subdivision (Presentation) – No action needed this month.

2. 14 Reservoir Road, Residential Subdivision – No action needed this month.

CONDITIONAL USES AND VARIANCES

1. Miller Property Residential Subdivision for 1010 Hershey Mill Road - No action needed this month.

2. 905 Airport Road – CU Amendment to add manufacturing use.

Paul Pugliese, property owner, commented that this request is to amend the use of the existing CUs by adding manufacturing for a new tenant. The new tenant, Wellness Marketing Corporation t/a Endless Pools, a subsidiary of Masco Corporation, will use the space for office, warehousing, distribution, and manufacturing of their endless pool systems. They have 3 locations now and want to put everything under one roof. Duane mentioned that he has reviewed the request with the fire marshal, zoning officer and township solicitor, who thought it was best to put it under manufacturing.

Jeff Horka, Masco Corporation, commented that the pool components will be manufactured elsewhere, then sent to this location where they will be assembled and sent to dealers or end users. Office headquarters will take 40% of the area. The rest is assembly and distribution. There will be a showroom but no retail. Parking is sufficient and there is ample room for delivery trucks. They will have about 20K sq.ft. more. There are no air emissions, no waste water, no dangerous materials. They won't manufacture here. They assemble the components. John made a motion to approve the 905 Airport Road – Endless Pool request to amend the existing conditional use to add manufacturing as allowed in the Township Zoning Article IV, Industrial and Business Park Districts section 240-19, I-1 Light Industrial part C, permitted conditional uses, number four (4) and twenty-five (25) with all other existing conditional requirements to remain without changes. Mark seconded the motion. The motion passed unanimously.

ZONING HEARING BOARD VARIANCES

1. 1722 Towne Drive – Zoning Variance for swimming pool

Ernest mentioned that this is a single family cluster development with a rear yard minimum 35 ft. setback. They sent letters to all their neighbors within 1000 feet. Duane commented that they are going to put a 6 ft. fence along the back. They are requesting the 35 ft. rear-yard setback be changed to 11 feet and the 25 foot setback from the pool water edge be changed to 11 feet. Their house was pushed back 70 ft. from the road because of the pipeline that goes through there. There are four (4) other immediate neighbors who have pools in their back yards. John made a motion to recommend that the BOS send it to the ZHB. Mike K seconded the motion. The motion passed unanimously.

ORDINANCE AMENDMENTS

1. Zoning Ordinance amendment proposed by counsel for Applebrook Golf Club.

Brian Nagle, attorney, commented that Applebrook Golf Club wants to update their maintenance facility. The ground was secured as open space and an easement was provided by the Township for the maintenance facility. The County has a restrictive covenant on the East Goshen Township property. To expand the maintenance facility, they have to change the easements, so the County has to approve it. This will be an equal swap. The proposed ordinance was reviewed. Brian and the Township Solicitor approve this ordinance. It was submitted to the Chester Co. Planning Commission and is being reviewed. They hope it will be adopted at the BOS meeting in March. Comments from PC members:

1, They need the CCPC approval and their comments. 2. They need to have the changes highlighted. This was tabled until the CCPC comments are available for review by the PC.

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. Counsel for Applebrook proposed a Zoning Ordinance change to section 240-30.1.C(1) of the Code of Ordinance titled “Planned Golf Course Development”. See above.

2. The Malvern Institute – No action required.

NEW BUSINESS -

1. Discuss Change of Meeting Night – The Township Engineer has conflicts with all that is going on. Changing the PC meeting night was discussed. The 4th Wednesday or the 4th Tuesday are the only 2 nights that are open. After discussion, the PC agreed to change their meeting to the 4th Tuesday of the month. Their next meeting will be Tuesday, February 28, 2023.

LIAISON REPORTS -

BOS – Mike commented that there have been some issues with some municipalities regarding accumulation of funds surplus. Through a loophole for taxes, they have used these to increase taxes although they have surpluses. East Goshen Township shows its financials every month. When the budget was presented this year, we also showed how much of the existing funds will be depleted for major projects. Very clear transparency. Ernest suggested that the Township put a link to the budget on the website.

ANY OTHER MATTER –

The Township is hosting an appreciation event for the ABCs on April 27 at the Sullivan House in Hershey Mill.

CORRESPONDENCE - None

ADJOURNMENT

There being no further business, Mike Koza made a motion to adjourn the meeting. John Stipe seconded the motion. The meeting was adjourned at 8:20 pm. The next regular meeting will be held on Tuesday, February 28, 2023 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary