

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**March 28, 2023**

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, March 28, 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 first responders, and military.
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 February 28, 2023 meeting were approved.

**CHAIRMAN’S REPORT**

None

**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 – (UC was granted. CU review closed.)

2. 905 Airport Road – No action. Waiting for UC Decision.

**ZONING HEARING BOARD VARIANCES**

1. 1722 Towne Drive – No action. ZHB Variance Granted. ZHB Variance closed.

2. 901 Sorrell Hill Drive – New application. ZHB Variance for an Inground Pool. Property owner Frank Petruzielo and contractor, Michael Ciaccio were present. They need a variance of the 25 foot setback from the property line. Mr. Petruzielo got a copy of the original plans for this house which showed a pool. Mr. Ciaccio described the pool with decking around it. A permanent stormwater system will be installed. Access is through the open space for construction. Duane explained there is no setback with this development. They are asking that the setback from the pool water edge to any property line be changed to 7.36 feet. The pool will be 16 ft by 38 ft which equals 608 sq.ft. for the pool with 865 sq.ft. for the decking. They received a letter from the HOA giving approval for the project. John moved that we recommend to the Board of Supervisors in favor of the dimensional variance for Frank Petruzielo for an inground pool with a 7.36 ft. setback from the property line. Mike seconded the motion. The motion passed unanimously.

**ORDINANCE AMENDMENTS**

1. Applebrook Golf Club turf Maintenance Area - Was approved. Waiting for a copy.

**OLD BUSINESS**

- 1. The Malvern Institute – No action required.
- 2. Applebrook Golf Club Turf Maintenance Area – No Action Required.

**NEW BUSINESS - None**

**LIAISON REPORTS - None**

**ANY OTHER MATTER – None**

**CORRESPONDENCE - None**

**ADJOURNMENT**

There being no further business, John made a motion to adjourn the meeting. Mark seconded the motion. The meeting was adjourned at 7:35 pm. The next regular meeting will be held on Tuesday, April 25, 2023 at 7:00 pm.

Respectfully submitted,

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*Ruth Kiefer, Recording Secretary*