

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Meeting Agenda  
Tuesday, May 23, 2023  
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting.
- C. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
  - 1. April 25, 2023**
- F. Subdivision and Land Development Applications
  - 1. 301 Reservoir Road Residential Subdivision- (Sketch Plan review closed).**
  - a. Owner is working on a Conditional Use Application to submit.**
  - 2. 14 Reservoir Road Residential Subdivision – Presentation to Board.**
  - 3. Millstone Meadows SD - initial submission (Miller Property-No Action Required)**
  - 4. Applebrook Golf Club – LD plans need to be signed by PC.**
- G. Conditional Uses and Variances
  - 1. 905 Airport Road – (No Action – BOS Approved – waiting for signatures)**
- H. Zoning Hearing Board Variances
- I. Ordinance Amendments
- J. Old Business
  - 1. The Malvern Institute – Update – No Action Required**
- K. New Business
- L. Liaison Reports
- M. Correspondence
- N. Announcements
- O. Next Meeting – **June 27, 2023, at 7pm.**

**Bold Items indicate new information to review or discuss.**

**DRAFT**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**April 25, 2023**

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, April 25, 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*

*CPTF – Comprehensive Plan Task Force*

*BC – Brandywine Conservancy*

*CVS – Community Visioning Session*

*CB – Conservancy Board*

*SWM – Storm Water Management*

*CCPC – Chester Co Planning Commission*

*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, police, 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 March 23, 2023 meeting were approved.

**CHAIRMAN'S REPORT**

None

**SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

1. 301 Reservoir Road, Residential Subdivision (Presentation) – No action required.
2. 14 Reservoir Road, Residential Subdivision – No action required.
3. Miller Property Residential Subdivision – No action required.

**CONDITIONAL USES AND VARIANCES**

1. 905 Airport Road – No action (Waiting for UC decision.)

1 **ZONING HEARING BOARD VARIANCES**

2 1. 901 Sorrell Hill Drive – No Action (ZHB Variance Granted – ZHB Variance Closed)

3  
4 **ORDINANCE AMENDMENTS**

5 1. Applebrook Golf Club Turf Maintenance Area - Was approved. Copy available with packet.

6  
7 **OLD BUSINESS**

8 1. The Malvern Institute – No action required.

9 2. Applebrook Golf Club Turf Maintenance Area – Preliminary/Final Land Development Presentation.

10 The amended letter dated March 25, 2023 was reviewed. Duane mentioned that the Pipeline study was  
11 reviewed. The applicant was represented by several people. Brian Nagle, attorney, spoke about the  
12 rendering of the building shown on the screen which showed the Paoli Pike side and landscaping. John  
13 McDonald of KSM Architects, spoke about the calculation of the height of the building. Ernest  
14 mentioned that the applicant has provided a time extension to June 7, 2023 to give time for the BOS to  
15 review it. They expect to review it at the May 2, 2023 meeting.

16 John made a motion to recommend that the Applebrook Golf Club Turf Maintenance Area project be  
17 forwarded to the Board of Supervisors in Favor of the Project with the following conditions:

- 18 a. Township Engineer third submission letter dated March 24, 2023, all unresolved and  
19 comment items be answered to the township’s satisfaction.
- 20 b. That the Chester County Conservation District NPDES permit review be completed and  
21 provided before the building permit can be issued.

22 Mike Pagnanelli seconded the motion. The motion passed unanimously.

23  
24 **NEW BUSINESS –**

25 1. Willistown Township – Duane mentioned that Willistown Township is in the process of updating its  
26 Comprehensive Plan. They made a draft copy available for review and commenting. He asked the  
27 Commission members to review it and bring comments to the May meeting.

28 Mike Lynch mentioned that he attended the meeting Willistown recently had where they withdrew the  
29 draft agreement with Aqua and will not be selling their sewer system to them.

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31 **LIAISON REPORTS -**

32 1. BOS – Mike Lynch commented that the 2<sup>nd</sup> Annual Sustainability Expo held in East Goshen Park this  
33 year was well attended. He just returned from the PSATs meeting where they showed an interactive  
34 map which would show all ordinances pertaining to properties.

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36 **ANY OTHER MATTER –**

37 1. Ernest announced that Ed Decker has resigned. Ernest thanked him for his efforts and input over his  
38 years of service.

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40 **CORRESPONDENCE -** None

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42 **ADJOURNMENT**

43 There being no further business, John made a motion to adjourn the meeting. Dan seconded the motion.  
44 The meeting was adjourned at 7:35 pm. The next regular meeting will be held on Tuesday, May 22, 2023  
45 at 7:00 pm.

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48 Respectfully submitted,

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*Ruth Kiefer, Recording Secretary*

East Goshen Township Planning Commission  
Application Tracking Log

Application Name	Application (CU,LD,ZO, SD, SE, C)	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CPFC	Date to Abutting Prop. / ABC's	Extension	PC MUST Act Date (70-Days)	BOS Must Act Date (90-Days)	Hearing Date	Drop Dead date	Comments
July 6, 2022 PC Meeting													
<b>Application Name</b>													
<b>Paoli Pike Trail ALT Route</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Bold = New Application or PC action required</b>													
905 Airport Road	CU Amend		1/24/2023	1/24/2023	NA	NA	2-12-2023	3/14/2023 5-28-2023 8-28-2023			3/21/2023	3/24/2023	BOS Approved waiting for signatures
14 Reservoir Raod	SD	P	9/28/2022	9/28/2022	10-12-2022	#####	NA	2/28/2023 4-30-2023	4/25/2023	5/2/2023	5/2/2023	5/28/2023	5-23-2023 Presentation for SD 4-25-2023 Preliminary/Final Land Development Presentation. 5-2-2023 BOS Approved the LD.
Applebrook Golf Club Millstone Meadows SD 1010 Hershey Mill Road	SD	P	5/16/2023	5/16/2023	8/17/2022	8/29/2022	5/5/2023		7/25/2023	8/14/2023			PC made rec to BOS for Prelim App on June 1 2022 ZHB Decision was 3 years for building permits for Vertical Building 11,25,2023 ZHB Decision was 4 years for building permits for Barn Renovations Building 11,25,2024
Malvern Institute	LD	P	6/28/2021	7/1/2021	6/30/2021	6/29/2021	8/13/2021	(5) 7-31-2022	2/2/2022	2/15/2022	NA	2/28/2022	
<b>PROJECTS COMPLETED IN 2023</b>													
901 Sorrell Hill Drive	ZDV	A	2/17/2023	2/17/2023	NA	NA	3/16/2023	NA	3/28/2023	4/4/2023	4/12/2023	4/17/2023	ZHB Granted Request - Closed
301 Reservoir Road	SD	Sk	11/17/2022	11/17/2022	11/17/2022	NA	NA	NA	NA	NA	NA	NA	5-16-2023 Owner closed SK Plan review by email. Second hearing on 1-17-2023 CU Application was Granted with Conditions on 3-7-2023 (CU Application Closed)
1010 Hershey Mill Road, Miller	CU	S	8/30/2022	8/30/2022	8/2/2022	NA	10/12/2022	2/17/23	12/7/2022	1/17/2023	11/15/2022	1/17/2023	