

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**June 27, 2023**

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, June 27, 2023 in the Township Building.

Members present are highlighted:

Chair – Ernest Harkness

**Vice Chair – John Stipe**

**Dan Daley**

Michael Koza

**Mark Levy**

**Michael Pagnanelli**

**Fred Pioggia**

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. John 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. John 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 May 23, 2023 meeting were approved.

**CHAIRMAN’S REPORT**

None

**SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

1. 14 Reservoir Road, Residential Subdivision – No action needed

2. Millstone Meadows SD- Initial submission (Miller Property) – Duane commented that they will update the plan after all of the review letters are received. So far, the township engineer’s first review letter was received and the Chester County Planning Commission review letter was received.

**CONDITIONAL USES AND VARIANCES**

1. 905 Airport Road – (Conditional Use application closed).

**ZONING HEARING BOARD VARIANCES**

None

## **ORDINANCE AMENDMENTS**

None

## **OLD BUSINESS**

1. The Malvern Institute – No action required.

## **NEW BUSINESS –**

1. 1671 & 1681 East Strasburg Road - Sewage facilities planning module review. Duane explained that it was too expensive to install a sewer line directly to the plant so they are working on onsite facilities. It will go to the Chester County Planning Commission, then to our Municipal Authority and then to the Board of Supervisors. He explained that it is a 5 bedroom house and a barn with living quarters above it for staff who will take care of the horses. There was discussion that this may be a business. Dan moved to forward the plan to the Board of Supervisors with conditional approval of the township staff review for compliance with applicable zoning. Mark seconded the motion. The motion passed unanimously.

2. 1425 Cooper Circle – Property owner Tyler Simches made a presentation. They bought the property 7 years ago and have done extensive renovations. The shed at the end of the driveway is rotting. They want to replace the shed. The current shed is 140 sq.ft. The new one will be 28 sq.ft. larger. The current shed is 7 ½ ft. tall. The new shed is 12 ft. tall. He is asking for a variance to install the new 168 sq.ft. shed. Duane explained that they are requesting 5 ft. of relief from the setback. Setbacks were discussed. Mr. Simches mentioned that a tree fell on the house last year so all of the trees were removed. The neighbors are okay with the plan. The Board of Supervisors reviewed the plan and took a neutral position.

Dan moved to take a neutral position with no further comments. Mark seconded the motion. The motion passed unanimously.

## **LIAISON REPORTS -**

1. Board of Supervisors – Michael Lynch reported that the BOS will be receiving bids for the Milltown Dam project with an estimated range of \$4.2 million. The Township will apply for grants. He mentioned that the Comprehensive Plan needs to be reviewed every 10 years. The last review was in 2015. He asked the Planning Commission members to take a look at it and make any comments on things they think should be updated. He spoke about all of the components of the plan and recommended discussing a few chapters at each meeting for the next 4-5 months.

## **ANY OTHER MATTER –**

None

## **CORRESPONDENCE -** None

## **ADJOURNMENT**

There being no further business, Dan made a motion to adjourn the meeting. Mark seconded the motion. The meeting was adjourned at 8:10 pm. The next regular meeting will be held on Tuesday, July 25, 2023 at 7:00 pm.

Respectfully submitted,

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*Ruth Kiefer, Recording Secretary*