

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**August 22, 2023**

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, August 22, 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**

**Nathan Cline, Township Engineer**

**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, 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 June 27, 2023 meeting were approved. The July meeting was cancelled.

**CHAIRMAN’S REPORT - None**

**SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

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

**2. Millstone Meadows SD- Initial presentation (Miller Property) –** Alyson Zarro, Esq.; Michael Hartman, dH Enterprises, Project Engineer; and TR Moser, Grove Meadows Developers LLC were present representing the applicant. Alyson Zarro reviewed the application. The property is zoned R2, the two existing buildings will remain, the barn will convert to a single family dwelling. The original plan called for 15 lots but has been reduced to 14 lots plus the two existing lots. The circle is proposed to be one way counter clockwise, to the right when you enter. Originally an 18 ft. cartway was proposed but will be widened to 20 ft. The green in the circle will be used for recreation. They want to name the road the same as the development instead of the road across the intersection. To convert the barn, Duane Brady mentioned that they will have to apply for a permit. Alyson spoke about the HOA responsibilities. John Stipe asked about the spring house. The HOA will be responsible for that. Sidewalks and pathways were discussed. They are not currently shown on the plan, but they will show some area for a future path. Most of the developments in East Goshen do not have sidewalks. Dan Daley mentioned parking and feels it should only be allowed on one side of the street. Alyson Zarro commented that each house has parking

for 3 cars. She also mentioned some items in Nathan Cline's letter. Lighting – there will be no street lights. A painted street crossing should be considered on Hershey Mill Road.

Michael Hartman led a discussion about Stormwater Management. The ground will be graded so that stormwater in the back will be graded to the entrance. The southwest area is a concern because of the big slope. Nathan Cline spoke about using swales. Michael Hartman mentioned that there is no SWM on individual lots. There is an existing infiltration basin which will not be used. The HOA will be responsible for the green area and all lawns. They are going to reforest the rest of the perimeter. He explained what they plan to do to redirect the water into the existing channel. Also there is a bog turtle habitat. He explained how they will do landscaping for this. Nathan Cline mentioned all of the special permits that will be needed for this. Ernest Harkness mentioned swimming pools and whether there is enough space on the lots. Duane Brady explained spacing from the water's edge and that they may need a variance.

**CONDITIONAL USES AND VARIANCES** – None

**ZONING HEARING BOARD VARIANCES** – None

**ORDINANCE AMENDMENTS** - None

**OLD BUSINESS**

1. The Malvern Institute – No action required.

2. 1671 & 1681 East Strasburg Road - Sewage facilities planning module review. Duane explained that a change was made by the contractor to remove temporary residential activity in the barn.

**NEW BUSINESS**

1. Comprehensive Plan – Ernest commented that at the last meeting Michael Lynch suggested that they look at the Comprehensive Plan. Ernest suggested that they do a section each month and make comments. Then, he will put the comments in a letter to the BOS. He suggested Sections 1 thru 5 for next month. Michael Lynch mentioned that Act 247 states that the plan should be reviewed every 10 years. They should look at the priorities in the Action Plan.

**LIAISON REPORTS** -

1. Board of Supervisors – Michael Lynch reported that the BOS received bids for the Milltown Dam project. The lowest was over \$5 million dollars. He feels the BOS will do the basic requirements and no park. The grant included the park plan and will probably be voided if there is no park area.

**ANY OTHER MATTER** – None

**CORRESPONDENCE** - None

**ADJOURNMENT**

There being no further business, John Stipe made a motion to adjourn the meeting. Mark Levy seconded the motion. The meeting was adjourned at 8:20 pm. The next regular meeting will be held on Tuesday, September 26, 2023 at 7:00 pm.

Respectfully submitted,

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*Ruth Kiefer, Recording Secretary*