

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**February 27, 2024**

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, February 27, 2024 in the Township Building.

Members present are highlighted:

**Chair – Ernest Harkness**

**Vice Chair – John Stipe**

**Dan Daley**

**Michael Koza**

**Michael Pagnanelli**

Fred Pioggia

**Dan Truitt (on phone)**

Also present was:

**Duane Brady, Zoning Officer**

**John Hertzog , BOS Liaison**

**Nathan Cline, Township Engineer**

**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, military, and all who protect us.
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 December 26,2023 meeting were approved.

**CHAIRMAN’S REPORT - None**

**SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

1. 301 Reservoir Road - Victor Kelly, Jr., P.E., President of Commonwealth Engineers, Inc. was present. This property is 7 acres. Requesting subdivision with 5 lots, 2 lots for existing structures and 3 new lots. There is an existing house. The existing barn will be put on a separate lot and converted to residential. The house is on the Township’s Historic Registry. The street will be private. There will be an HOA. The retention basin is next to lot #1. There will be public sewer and the township will have an easement for the sewer. They have a “will serve” letter from Aqua for the public water. The width of the road was discussed. Mr. Kelly listed the waivers they will be looking for:
  - Pipeline awareness
  - Reducing street width
  - Vertical curbs

- Tree removal
- Landscaping
- Street Trees
- Storm Water

Comments:

Dan Daley pointed out that the County Planning Commission had some recommendations related to the Historic Impact Study.

Ernest suggested that they put notes on the plan regarding waivers. He also asked Nate to investigate the pipeline impact to personnel.

John commented that parking may spill onto the main street, so he thinks the street should be wider.

Mike P pointed out that per the fire letter driveways have to be 25 ft. wide.

Ernest mentioned that the Fire Marshall indicated that hydrant locations aren't clearly marked.

Dan Daley asked how much the houses would sell for. Answer given was \$1.7M and up. He also mentioned that Nate's letter spoke about restrictions on some lots. The HOA document needs to clarify some issues.

**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 - (No Action)

3. Comprehensive Plan – Ernest will put something together for discussion this summer.

**NEW BUSINESS**

1. Set Goals for 2024 and Review completed projects for 2023. After review and discussion, Ernest will add the 2 newly submitted Morstein Road subdivisions. Duane commented that he found a set of bylaws for the PC and feels they should be reviewed and updated. Dan Daley also has a set of the bylaws and mentioned that the PC used to have a New Member Package. Dan Truitt suggested development of an emergency response plan for pipeline emergencies. Ernest feels this should come from the Fire Company and the Township. He will make these additions to the Goals for the planning meeting.

**LIAISON REPORTS - BOS** - John announced that this year there will be a Memorial Day celebration for the first time. Also, the Biennial BOS Planning Meeting is on March 12<sup>th</sup> at 6:30 pm.

**ANY OTHER MATTER – None**

**CORRESPONDENCE** - None

**ADJOURNMENT**

There being no further business, Dan Dailey made a motion to adjourn the meeting. John Stipe seconded the motion. The meeting was adjourned at 7:45 pm. The next regular meeting will be held on Tuesday, March 26, 2024 at 7:00 pm.

Respectfully submitted,

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*Ruth Kiefer, Recording Secretary*