

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
March 26, 2024

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, March 26, 2024 at 7:00 pm 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

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 February 27, 2024 meeting were approved.

CHAIRMAN’S REPORT – None

ELECTION OF OFFICERS

Officers for 2024 were elected as follows:

Dan T. nominated Ernest for Chairman. Dan D. seconded the nomination. The nomination passed unanimously.

Mike K. nominated John for Vice Chairman. Dan D. seconded the nomination. The nomination passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. 1344 Morstein Road – Sketch plan review. Adam Brower of E.B. Walsh & Assocs. gave the presentation. This is a long flag property, and they want to create two new lots. They received comment letters from Nate and Duane. They will do a live survey. There may be wetlands which require a 50 ft. riparian buffer but there will still be room for a house. They are proposing a private road/driveway. The width would have to be 20-22 ft. He hopes to have Stormwater Management on each lot. They may have

to create an HOA. Dan T. asked about snow plowing. Mr. Brower feels the HOA will take care of that. They will have public sewer and water. Because a pipeline goes through the property, they will have to do a pipeline study.

2. 1338 Morstein Road – Dave Gibbons of Howell Engineering and Brian Nagal, Esq. represented the property owner West Chester University Foundation. The property is 20 acres with 15 acres in West Whiteland and 5 acres in East Goshen. They are waiting for comment letters. Duane mentioned that he and Nate met with West Whiteland. Duane will meet with the West Whiteland Fire Marshall. Then they will do review letters. Duane has received a letter from the Chester Co. Planning Commission. Mr. Gibbons mentioned that the property is just west of Rte. 202. Access will be a 50 foot right of way from West Whiteland. A sidewalk will be installed on both sides of the street. There is an 8 inch Sunoco pipeline coming through the property. He’s been told that nothing is going through it at this point. Ernest commented that the Pipeline Task Force will look at this plan. Stormwater Management will be one large retention basin. Fred asked about the responsibilities of the two townships. Duane commented that it will be worked out. There will have to be a legal agreement between the two townships. Aqua will provide the public water. Sewer will have pressure pumps at each lot which will go to West Goshen Township. Dave discussed the landscape plan which will provide a buffer along Shannon Village. Duane will notify adjacent property owners of the construction. He has received some calls. Brian mentioned that the property was donated to West Chester University Foundation and will be sold to a developer to build the single family homes.

CONDITIONAL USES AND VARIANCES

1. 1306 West Chester Pike – Automotive Repair Business. Eric Wilson, Business owner and Lucus Johnson, Manager were present. They will be leasing the property. In 1994 the property received approval for a car dealer and automotive repair. The building is vacant. It has a 4-bay garage. They are asking for conditional use which is required when there is a tenant change. There are 12 customer parking spaces. Eric commented that they will blacktop the area and reline the spaces. There was discussion about whether there is enough space for parking right along West Chester Pike. Duane explained that they could recommend a curb and barriers. Ernest made a motion for a recommendation to the BOS in favor of the conditional use application for the automotive repair business with the following conditions:

1. That the business be permitted to have a maximum of 12 customer automobiles on site at any one time.
2. That the business screen in all outside storage from public view.
3. That the business meets all other code requirements as they apply to the business.
4. That the business includes in the parking configuration handicapped parking space. Dan D. seconded the motion. The motion passed unanimously. Eric mentioned that they are moving the business from Aston to West Chester because the majority of their clients are from West Chester.

ZONING HEARING BOARD VARIANCES -

1. 1214 Upton Circle – Nicholas and Cari Pelc, property owners, were present. They are proposing to install an inground pool and concrete decking which will encroach into the required 50 ft. rear yard setback. After some discussion, Dan D. made a motion to recommend to the Board of Supervisors in favor of the dimensional variance for the construction of an inground pool located at 1214 Upton Circle, allowing the concrete decking to be located 36 feet from the rear property line. John seconded the motion. The motion passed unanimously.

ORDINANCE AMENDMENTS - None

OLD BUSINESS

1. The Malvern Institute – (No action required.)

2. By Laws – everyone received a copy of the existing by laws. This will be discussed at the next meeting.

NEW BUSINESS

LIAISON REPORTS –

1. BOS - John Hertzog announced that Board of Supervisors meeting for April 2 has been cancelled.

ANY OTHER MATTER –

New member packet – The members reviewed what should be included in the packet. Duane spoke about courses that the PC members can take. He also mentioned that there are online webinars too.

CORRESPONDENCE - None

ADJOURNMENT

There being no further business, John made a motion to adjourn the meeting. Dan Daley seconded the motion. The meeting was adjourned at 9:00 pm.

Because the Primary Election will be held on Tuesday April 23, the next regular meeting will be held on **Wednesday April 24, 2024 at 7:00 pm.**

Respectfully submitted,

Ruth Kiefer, Recording Secretary