

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
May 28, 2024

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, May 28, 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

Kelly A. Krause, Asst. 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 March 26, 2024 meeting were approved as amended.

CHAIRMAN’S REPORT – None

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. 301 Reservoir Road/ Timbermill – Subdivision – Michael Cowen represented the applicant. They are requesting to divide the property into 5 1-acre single family lots, including 2 existing lots with buildings that will be renovated. They will have public sewer and water. They received the review letter from Pennoni and will comply. Nate mentioned that he and Duane reviewed this second submission with some revisions. Distance from the pipeline is okay. Dan D. was at the site and noticed a bump in the road. He asked about sight distance. Nate explained that the driveway is in a flat area so he doesn't think this will be a problem. SWM was discussed. Michael C. commented that there will be an HOA which will be responsible for the SWM. The HOA can be operated by the residents or a 3rd party management company. Fred mentioned the width of the road. Michael C. commented that they will be doing a roll curb. Parking was discussed. Dan T. made a motion to recommend to the BOS approval of the preliminary plan with all resolved items before the final plan approval is recommended. John seconded

the motion. The motion passed unanimously. This will go to the BOS for preliminary approval. They will be back to the PC in late summer for final approval.

CONDITIONAL USES AND VARIANCES

1. 1306 West Chester Pike – Automotive Repair Business. Approved by BOS. Closed.

ZONING HEARING BOARD VARIANCES

1. 1214 Upton Circle – Approved by ZHB. Closed

2. 1143 N. Chester Road – Fence Variance. Jim Schroeder, property owner was present. Jim has been a resident for 25 years. Originally, they put evergreens along their property as a noise barrier. However, as the trees grew, they lost branches, so they were removed and a new fence was installed. The road traffic has increased significantly. His request is for a 6-foot high fence instead of 4 foot. The fence has been installed and is in the proper distance from the property line. Fred feels 6 feet is better for privacy. His previous township changed their ordinance to allow 6 feet. Dan D. made a motion to recommend that the BOS vote in favor of the dimensional variance requested by the Schroeders to allow a 6-foot solid fence be placed within the required front yard. Dan T. seconded the motion. The motion passed unanimously.

ORDINANCE AMENDMENTS - None

OLD BUSINESS

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

2. By Laws – The By Laws were discussed with some revisions. Kelly will make the changes and have it ready for the next meeting.

NEW BUSINESS

LIAISON REPORTS –

ANY OTHER MATTER –

New member packet – This will be set up for review.

Meeting Agendas - The Commission members discussed receipt of the agenda by mail or email.

CORRESPONDENCE - None

ADJOURNMENT

There being no further business, Dan T. made a motion to adjourn the meeting. John seconded the motion. The meeting was adjourned at 8:10 pm.

The next meeting will be held on Tuesday June 25, 2024 at 7:00 p.m.

Respectfully submitted,

Ruth Kiefer, Recording Secretary