

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 25, 2024

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, June 25, 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 May 28, 2024 meeting were approved.

CHAIRMAN’S REPORT – None

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. 1365/1373 Enterprise Dr./CTDI Land Development (Presentation) – Keith Montone, Vice President CTDI; Jeremy Maziara, Chester Valley Engineers; and Brian Nagle, Attorney were present. Brian commented that this is their first presentation, and they are excited to have this project for One CTDI Place ready. This will be a reception area and courtyard between the two existing buildings. He mentioned that he was there today and there were representatives from Microsoft there. Keith Montone commented that CTDI bought the QVC building in 2021 and made it into a CTDI building. CTDI owns another 4 buildings in the corporate park, so they use the term campus when referring to this West Chester location. This will be the World wide campus. CTDI has 20,000 employees around the world. 2025 will be their 50th Anniversary. They started in a garage on Boot Road. The third generation is running the company now. Keith showed photos of the area in this application and pointed out what they want to do. The new building will be between the two existing properties.

They will have museum quality exhibits of the start of CTDI. The subject of a condominium agreement was discussed. There will be no signage on the building. They will use a ground monument. Jeremy Maziarz pointed out where parking will be for this new area. Right now there is about 644 excess parking spaces. The area that they leased for parking belongs to the Hicks family. There will be handicapped spaces at the entrances. There was mention of EV charging stations in the parking area, but they haven't decided where to do that yet. Trees are being removed and replaced with shrubs. John mentioned that these trees were installed to keep the light from the sign on the building from shining into residents' property. Jeremy will take a look at this. Dan T. spoke about the flooding problems they had along the creek into the Grand Oak neighborhood. Also, he suggested that they reach out to the residents about this project. Ernie commented that they may have to do a pipeline awareness study. They will be back for the July meeting.

CONDITIONAL USES AND VARIANCES - None

ZONING HEARING BOARD VARIANCES - None

ORDINANCE AMENDMENTS - None

OLD BUSINESS

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

2. Planning Commission By Laws– Ernest reviewed the latest version of the By Laws. Recommended changes from the last meeting are highlighted in yellow. John moved to adopt the By Laws as amended and send to the BOS. Fred seconded the motion. The motion passed unanimously.

3. Planning Commission New Member Package – This will be reviewed next month.

NEW BUSINESS - None

LIAISON REPORTS - None

ANY OTHER MATTER – None

CORRESPONDENCE - None

ADJOURNMENT

There being no further business, Dan T. made a motion to adjourn the meeting. Fred seconded the motion. The meeting was adjourned at 8:00 pm.

The next meeting was scheduled for July 23, 2024. However, the Commission would not be able to get a quorum, so it was changed to Tuesday July 30, 2024 at 7:00 p.m.

Respectfully submitted,

Ruth Kiefer, Recording Secretary