

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
July 30, 2024

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, July 30, 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 June 25, 2024 meeting were approved as amended.

CHAIRMAN’S REPORT – None

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. 1010 Hershey Mill Road – Millstone Meadows SD (final plan) - Alyson Zarro, Attorney with Riley, Riper, Hollin & Colagreco, reviewed the request for 12 single family homes and a barn renovation to a single family home. They received preliminary approval from the Board of Supervisors. She reviewed the rest of the process to get the permit. They received a letter from Pennoni and from the Fire Marshall, Duane Brady. Duane mentioned that he is working with Aqua to get flow rates through fire hydrants. Mike P commented that the pedestrian easement needs to be shown on the plan.

Dan D – Asked about the width of the road. Duane commented that it will be 20 ft. wide, a one-way loop with a rolled curb. Dan would like to have that shown on the plan.

John made a motion to recommend to the Board of Supervisors in favor of approving the 1010 Hershey Mill Road/Millstone Meadows for final plan approval. Based on the recommendation of the township Staff and Township Engineer, both parties feel that the final plans are at a sufficient level of information and layout to consider a recommendation. With a condition that all outstanding review items and

agreements, be completed as part of the final approval process. That the Pennoni review letter dated July 25, 2024 and the East Goshen Township Fire Marshal review letter dated July 26, 2024 pending items be completed as part of the conditions for final approval. Dan D. seconded the motion. The motion passed unanimously.

CONDITIONAL USES AND VARIANCES - None

ZONING HEARING BOARD VARIANCES

1. 1538 Anne drive/McCarragher (Dimensional Variance) – John and Meghan McCarragher, property owner, and Jackie Gusic, Architect, were present. Mrs. McCarragher explained that they want to put an in-law’s suite onto their house for her husband’s parents. Jackie mentioned that they only need one variance on the side of the property where the addition will be. Dan T. pointed out that he put an addition on his house but put it on the back to avoid variances. Megan commented that their backyard is not big enough to do that. She also mentioned that the current garage will become part of the suite and the addition has a 2-car garage in front with additional living space behind the new garage. There is no kitchen only a refrigerator and microwave oven. In the future she and her husband can use the first floor when they can’t use the stairs. The space on the second floor will be used for storage. John mentioned that the Zoning Hearing Board may ask if you can have only a 1 car garage. Ernest suggested they correct differences in data and include the letters from their neighbors on each side. The ZHB will ask about a hardship so, he suggested making a list to explain the need. Dan D. moved to recommend to the BOS to take no action on this variance requested by the McCarraghers to allow the construction of a 2,003 square foot addition to encroach into the 20’ side yard setback by 11’ 8 1/2 “. John seconded the motion. The motion passed unanimously.

ORDINANCE AMENDMENTS - None

OLD BUSINESS

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

2. Planning Commission By Laws

NEW BUSINESS –

1. Environmental & Sustainability Advisory Council – Kennen Flanagan ESAC member was present. Ernest reviewed the memo from Tony Natale the new Chairman of ESAC. He mentioned that according to the ordinance that created ESAC, whenever possible a member of ESAC should also be a member of the Planning Commission. Kennan Flanagan mentioned that he is the ESAC member who is interested in attending the PC meeting as public. Ernest will put this on next month’s agenda for further discussion.

LIAISON REPORTS

1. Board of Supervisors – John mentioned that they will be starting the budget process.

ANY OTHER MATTER – None

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 8:00 pm.

The next meeting will be held on Tuesday August 27, 2024 at 7 p.m.

Respectfully submitted,

Ruth Kiefer, Recording Secretary