

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
September 24, 2024

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, September 24, 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, Fire Marshall

Kelly A. Krause, Zoning Officer

John Hertzog , BOS Liaison

Nathan Cline, Township Engineer

Mark Thompson, Township Solicitor

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 August 27, 2024 meeting were approved.

CHAIRMAN’S REPORT – None

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. 1365/1373 Enterprise Dr/CTDI Land Development - Those present for the applicant were – Keith Montone, CTDI; Jeremy Maziarz, Chester Valley Engineers; and Brian Nagle, Atty with MacElree Harvey.

Mr. Nagle mentioned that they received two review letters and have responded to them.

Mr. Maziarz discussed Impervious Coverage. He commented that CDTI has made some changes to reduce the impervious coverage in the Welcome Area. He explained how they calculated the percentage and mentioned that the remote parking will be removed since it’s not being used.

Mr. Thompson spoke about the proposed condo plan. Condominium requirements were discussed. He mentioned the two tables showing impervious coverage.

Fred asked about parking. There will be a total of 586 spaces required.

A Pipeline Study was not required.

Dan Truitt made a motion to recommend approval of the Preliminary Land Development Plan of Communications Test Design Inc. and Parsons 1365, LLC for the property located at 1365/1373 Enterprise Drive to the Board of Supervisors including that the impervious coverage tables be addressed to the satisfaction of Township consultants and staff. Mike Pagnanelli seconded the motion. The motion passed unanimously.

2. 1338 Morstein Road SD - Act 537 Component 4A, Municipal Planning Commission Review - Ernest commented that the Township Staff has reviewed this Sewage Facilities Planning Module and the answers are approved and correct. After some discussion, Ernest signed the form.

CONDITIONAL USES AND VARIANCES - None

ZONING HEARING BOARD VARIANCES - None

ORDINANCE AMENDMENTS - None

OLD BUSINESS

1. New Member Package - Ernest mentioned that the Commission needs to review the new member package at the next meeting.

NEW BUSINESS – None

LIAISON REPORTS

1. Board of Supervisors – John mentioned that they are still working on the budgets for next year.

ANY OTHER MATTER – None

CORRESPONDENCE - None

ADJOURNMENT

There being no further business, Dan T. made a motion to adjourn the meeting. Mike P. seconded the motion. The meeting was adjourned at 7:45 pm.

The next meeting will be held on Tuesday October 22, 2024 at 7 p.m.

Respectfully submitted,

Ruth Kiefer, Recording Secretary