

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 22, 2024

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, October 22, 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 September 24, 2024 meeting were approved.

CHAIRMAN’S REPORT – None

Acknowledge Receipt of New Applications (initial Submission)

1. 1302 Goshen Parkway – ZEKS – Amendment to Conditional Use (Outdoor storage) – Steve Savselen and Henry Mark were present. Steve explained the property and its use – refrigerants. They want to add 3 new external areas to the building, one with a lean to roof and 2 smaller areas. He described the uses. Henry explained the necessity of this request. Refrigerants are changing. Global warming is a cause. Additional systems have to be added to handle these refrigerants. There are leak detection systems to prevent buildup in the building. Only a certain amount is allowed to be stored in the building. The additional tanks are stored on pads outside. Henry has all the information needed to respond to the Fire Marshall’s letter. Duane mentioned that he did a walk through the building with them. The response letter must be received before they go to the BOS.

Dan Truitt made a motion that the Planning Commission recommend that the Board of Supervisors approve an amendment to the Conditional Use approval for the property located at 1302 Goshen Parkway contingent upon the applicant resolving all items identified within the review letter dated October 16,

2024 to the satisfaction of the Township Fire Marshal. John seconded the motion. The motion passed unanimously.

2. 1671 & 1681 E. Strasburg Road – Connors – Conditional Use (R-2 animal husbandry) - Gina Gerber, Esq. and Andrea Connors (property owner) were present. Gina gave an overview of the application. They are building a home and a horse barn. The intent is to raise and train horses there. There will be a 1,200 sf apartment on the second floor of the barn. Andrea explained the set-up of the barn. Willistown Conservation Trust has been reviewing the plans from the start. It is a training facility. Her daughter has competed in tournaments. They are requesting conditional use for animal husbandry. They have a water management system.

John made a motion that the Planning Commission recommend that the Board of Supervisors approve the Condition Use application to allow animal husbandry at the property located at 1671 & 1681 E. Strasburg Road. Dan Truitt seconded the motion. The motion passed unanimously.

Subdivision and Land Development Applications

1. 1338 Morstein Road – Preliminary/Final Plan Review – Dave Gibbons, Howell Engineering, mentioned that this plan is for 16 lots, 3 of which are in East Goshen. Since they were here in the spring, they met with West Whiteland. One issue is access through Phoenixville Pike which is very narrow. Current residents are concerned about traffic and water runoff. They agreed to make the width of the road 20 feet. Also, they are going to collect current ponding water and send it to the SWM system they will be installing. East Goshen requires a green center in the cul-de-sac. They want a waiver to exclude the green center. Gas Pipelines – he is going out with them to determine the depth of the gas pipelines. They need approval from the pipeline company to allow the houses near the pipeline. Trash services, etc. will be worked out by an intermunicipal agreement.

Ernest made a motion to recommend that the Board of Supervisors approve the Preliminary/Final Plan for 1338 Morestein Road provided that the Board of Supervisors approves the following two waiver requests and the Fire Marshall and Township Engineer approve the response to questions identified in their review:

1. Remove the green center island
2. Joint Submission of Preliminary and Final subdivision and land development

The Board of Supervisors will have to discuss an intermunicipal agreement with West Whiteland Township. Mike K seconded the motion. The motion passed unanimously.

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.
2. By Laws – Ernest has to sign the Bylaws.

NEW BUSINESS – None

LIAISON REPORTS

1. Board of Supervisors – John mentioned that they are keeping Pennoni as the township engineer. The Police Commission is considering cutting down the number of cars to save money. The Municipal Authority has two new members.

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 8:35 pm.

The next meeting will be held on Tuesday November 26, 2024 at 7 p.m.

Respectfully submitted,

Ruth Kiefer, Recording Secretary