

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
April 22, 2025

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, April 22, 2025 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:

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 December 10, 2024 meeting were approved.

CHAIRMAN’S REPORT –

None

REORGANIZATION

Since this is the first meeting in 2025, Reorganization is necessary.

1. Mike nominated Ernest for Chairman.

Dan T. mentioned that in the Planning Commission Bylaws, Article IV, Section 5, Officers are elected for a one-year term that commences in January and cannot serve more than two consecutive years in the same office. So, he feels a motion has to be made to change that for this election since Ernest has already served two years. Ernest made a motion to waive the two year requirement. John seconded the motion. The motion passed by a vote of 4 to one. Dan T. was opposed.

Fred seconded Mike’s nomination of Ernest for Chairman. The motion passed unanimously.

2. Mike nominated John S. for Vice Chairman. Since John has held this office for 2 years, Ernest made a motion to waive the two year requirement. John seconded the motion. The motion passed by a vote of 4 to one. Dan T. was opposed.

Ernest seconded Mike’s nomination of John S. for Vice Chairman. The motion passed unanimously.

Acknowledge Receipt of New Applications (initial Submission)- None

Subdivision and Land Development Applications - None

CONDITIONAL USES AND VARIANCES - None

ZONING HEARING BOARD VARIANCES - None

ORDINANCE AMENDMENTS - None

OLD BUSINESS -None

NEW BUSINESS –

1. 2015 Comprehensive Plan - The Township Comprehensive Plan has to be reviewed every 10 years. Ernest suggested that everyone look for items that have been completed and can be removed. He asked John H. for the BOS to tell the PC what kind of review they want.

John H. mentioned the TND (Town Center) with possible apartments above the shops. John S. pointed out that the town center has come back. Dan T. feels that there is a theme to put more people in the township, but residents don't want that. They don't want apartments above the shops.

Fred mentioned that he was on a committee for the 2015 Plan. The Town Center was discussed. The Plan was reviewed by the Chester County Planning Commission. One thing that was done was the traffic lights on Rt. 30 are timed better and they put LED lights in them which cuts the cost substantially.

Mike suggested that items that still need to be done should be updated first.

John S. commented that after the BOS gives their recommendation, the PC can update and then include comments from the other ABCs. He mentioned that 10 years ago they formed a Task Force, and the process was long.

Kelly spoke about the open lots in 2015 and how many remain and how many houses were built.

Ernest mentioned that Dan D. could not be at this meeting, but he emailed a list of comments to Ernest.

Ernest will write a letter from the PC and send it to John H. to present to the BOS.

LIAISON REPORTS

1. Board of Supervisors – John H. reported that it has been quiet. They are having only one meeting per month.

ANY OTHER MATTER –None.

CORRESPONDENCE - None

ADJOURNMENT

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

The next meeting will be held on Tuesday May 27, 2025 at 7 p.m.

Respectfully submitted,

Ruth Kiefer, Recording Secretary