

**EAST GOSHEN TOWNSHIP
COMPREHENSIVE PLAN TASK FORCE
MEETING MINUTES
February 25, 2013**

The East Goshen Township Comprehensive Plan Task Force held their regularly scheduled meeting on Monday, February 25, 2013 at 7:00 pm at the East Goshen Township building.

Members in attendance were:

Regular Members:

Charles Proctor, Board of Supervisors
Susan Carty, Planning Commission
Dan Daley, Planning Commission
Sandra Snyder, Conservancy Board
Kathryn Yahraes, Historical Commission
Al Zuccarello, Commerce Commission
Erich Meyer, Park & Recreation Commission

Alternate Members:

Marty Shane, Board of Supervisors
George Martynick, Planning Commission
Adam Knox, Planning Commission
Walter Wujcik, Conservancy Board
Monica Close, Historical Commission
Joe Zulli, Park & Recreation Commission

Consultants present were:

John Theilacker, Project Manager, Brandywine Conservancy
Jeannine Speirs, Chester County Planning Commission
Steve Kehs, Triad Inc.

Township Staff:

Mark Gordon, Dir. Of Code Enforcement/Zoning Officer
Jon Altshul, Chief Financial Officer

COMMON ACRONYMS:

BC – Brandywine Conservancy

SCA – Sustainable Communities Assessment

BOS – Board of Supervisors

VPP – Vision Partnership Program

CP – Comprehensive Plan

CPTF – Comprehensive Plan Task Force

Call to Order & Pledge of Allegiance

Mark Gordon called the meeting to order at 7:00 pm and led those present in the Pledge of Allegiance. There was a moment of silence to remember the troops.

Mark introduced the Consultants and turned the meeting over to John Theilacker. John asked the members of the Task Force to introduce themselves.

Election of Officers

Chuck made a motion to nominate Sue Carty as Chairman. Sue accepted the nomination. The motion passed unanimously.

Chuck made a motion to nominate Dan Daley as Vice Chairman. Dan accepted the nomination. The motion passed unanimously.

Vision Partnership Program Grant Contract

Jeannine Speirs, Chester County Planning Commission, provided a copy of the VPP grant contract. She is the grant monitor and will attend meetings as needed. The time frame for the grant is 2 years, January 1, 2013 to December 31, 2014. Four extensions can be granted in 6 month increments.

Grant funding consists of:	Funds awarded by the County	\$28,050.00 (60%)
	Funds provided by the Municipality	\$18,700.00 (40%)
	TOTAL	\$46,750.00 (100%)

Consultants will send invoices to Jeannine and the Township. After the invoice is approved by the County, the Township will pay the invoice. Ten percent (10%) of the total project fee will be retained until the project is completed to the satisfaction of the County and the Municipality.

This is a reimbursable grant as explained on page 3 of the contract.

Sue asked if Jeannine feels there are some areas of the project that are harder than others.

Jeannine mentioned housing, land use and transportation.

Overview of the Comprehensive Plan Update Process and Scope of Work (copy attached)

John Theilacker, Project Manager, listed elements of the Comprehensive Plan that are required by the Commonwealth. There may be portions of the 2005 Comprehensive Plan that need no update and other portions that do need to be updated.

John reviewed the Scope of Work in the Contract. He mentioned that there is a recent case involving the Fair Share Doctrine (sec. 1.2). A developer requested approval for a mobile home park. The township showed that they have provided for this multi-unit density requirement and the Common Pleas Court agreed. It has been appealed to the PA Supreme Court.

John will conduct a community vision meeting for East Goshen residents and businesses.

There will be a new chapter in the Plan which will cover economic development. He met with the Township's Commerce Commission and is aware of what they have already done.

There will be a new Energy Conservation Plan.

The Action Plan in the 2005 Comprehensive Plan will be reviewed, in order to determine which goals are completed and what needs to be added, i.e. Sustainable Community Assessment.

The draft 2015 Plan will be reviewed by the Planning Commission and then the Board of Supervisors.

John will provide materials in advance of each monthly meeting.

Mark explained that the Comprehensive Plan Task Force has been added on the East Goshen website under the "Boards" tab. The agenda and packet of information for each meeting will be available. Mark will be the intermediary for the BC and will keep them informed of topics that come up at the ABCs meetings.

Marty recommends that all CPTF members read the 2005 Plan.

John understands that the Action Items in the 2005 Plan were time consuming. This is an update and it is important to focus on what they want the township to be like in the next 10 years.

The format/contents of the updated document will be the same as the 2005 Plan.

Chuck reported that the 501c3 Committee has been formed and its impact may have to be covered in the Plan.

Mark commented that the meetings will be for Task Force regular members unless an alternate is needed. Alternates are welcome but are not required to attend every meeting.

John asked the members for their concerns:

Jon – As a resident he is interested in creating a commercial community or corridor.

Sue – As a Planning Commission member, she has more of a focus on redevelopment while still preserving the vision for the township. She is concerned about the future of the town center.

Marty – He is also concerned about the corner of Paoli Pike and Rt. 352 and West Chester Pike.

Sandy – One concern is the protection of the riparian zone around the creeks, focus on Chapter 4, and maybe increase the buffer zone to 100 feet.

Kathryn – She is concerned about redevelopment and its impact on historical resources. Also, a goal should be to make the Comprehensive Plan a living document that the ABCs can integrate into their programs.

Monica – Keep an eye on redevelopment.

Walter – Agrees with Sandy and also wants an accurate, up-to-date record of resources.

Public Comment: Mike Broenne, 1641 Hunters Circle – He hopes the Task Force will incorporate a streets policy and a detailed street map with levels of service for all users i.e, paths for bikes and walking.

Joe Zulli – As a resident and avid bicyclist, there needs to be a specific action plan to include bike and walking trails throughout the township.

Al commented that the Township has installed a bike trail at the Goshen Corporate Park with parking. Mark mentioned that the township is looking at a possible path from the YMCA, to East High School to Goshenville to the Parks. Marty reported that there is a plan to put trails in from East Goshen to Downingtown but funding is an issue. Jeannine commented that there is also a plan to go from East High School to Malvern and the Patriot Trail.

Adam – We need a good, strong commercial base to help offset taxes.

Dan – He is a proponent of paths and trails. His concerns are redevelopment of existing residential developments, changes to existing residences and an energy conservation plan.

Marty – The township did a resident survey several years ago. He is interested in trends that we aren't aware of yet and how to determine their impact. He wants East Goshen to be the most desirable place to live in Chester County.

Al – He wants to avoid over reach. The town center concept has fallen short of what was intended. This needs to be addressed to provide for changes in the future and consider what other land uses can be there. West Chester Pike is a concern too.

Chuck – His desire is that East Goshen will continue to be the place people want to come and live. We need to increase the value of the residences. The 501c3 was formed to encourage community funding and involvement.

Erich – He is interested in paths and community involvement and education of residents.

Kathryn asked if regionalization with neighboring townships has to be included in the Plan. John responded that there are some common land use plans, regional zoning, transportation and some regionals that cover a school district.

John mentioned that the Brandywine Conservancy staff will work with the Township staff to develop a Sustainable Communities Assessment. This will take about 2 months so there will be no meeting of the Task Force in March. Marty pointed out that the Sustainable Communities Assessment is not required for the Comprehensive Plan. The Township decided to have it done and the County gave the approval.

Adjournment

Mark mentioned that a notice will be posted on the Township website by 5:00 pm if the meeting has to be cancelled due to inclement weather. The next meeting will be Monday, April 22, 2013 at 7:00 pm and will be held in the small meeting room. The meeting was adjourned at 9:00pm.

Respectfully submitted,

Ruth Kiefer
Recording Secretary