

**EAST GOSHEN TOWNSHIP  
COMPREHENSIVE PLAN TASK FORCE  
MEETING MINUTES  
April 22, 2013**

The East Goshen Township Comprehensive Plan Task Force held their regularly scheduled meeting on Monday, April 22, 2013 at 7:00 pm at the East Goshen Township building. Members in attendance were:

Susan Carty, Task Force Chairman, Planning Commission  
Dan Daley, Planning Commission  
Sandra Snyder, Conservancy Board  
Kathryn Yahraes, Historical Commission  
Al Zuccarello, Commerce Commission  
Erich Meyer, Park & Recreation Commission

Consultants present were:

John Theilacker, Project Manager, Brandywine Conservancy  
Tony Robalik, Associate Planner, Brandywine Conservancy  
Jeannine Speirs, Chester County Planning Commission

Township Staff:

Mark Gordon, Dir. Of Code Enforcement/Zoning Officer

Residents:

Bill Egan, 1422 Millcreek Dr.  
Mike Broennle, 1641 Hunters Cir

**COMMON ACRONYMS:**

*BC – Brandywine Conservancy*

*BOS – Board of Supervisors*

*Comp Plan – Comprehensive Plan*

*CPTF – Comprehensive Plan Task Force*

*CAP – Climate Action Plan*

*DBH – Diameter, Breadth & Height of trees*

*OSRER – Open Space, Recreation &  
Environmental Resources Plan*

*SCA – Sustainable Communities Assessment*

*SWM – Stormwater Management*

*TDR – Transferable Development Rights*

*TND – Traditional Neighborhood Development*

*TOD – Transit Oriented Development*

*VPP – Vision Partnership Program*

**Call to Order & Pledge of Allegiance**

Susan Carty 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 our troops and victims of the Boston bombing.

**Minutes Approval**

Sue noted that the minutes of the February 25, 2013 meeting were approved as corrected.

**Proposed Meeting Schedule & Topics for Discussion**

John reviewed the list of meeting dates. Since the 4<sup>th</sup> Monday in May is a holiday, the meeting will be held on Thursday, May 30, 2013 at 7:00 pm at the East Goshen Twp building.

Kathryn commented that June 24, 2013, which is when the discussion of cultural resources is scheduled, is in a very busy time for the Historical Commission. It was agreed to move cultural resources to July and keep natural resources in June.

The Community Visioning Session, which will be a meeting for the residents to give input, will be held on Monday, June 3, 2013 at 7:00 pm at the East Goshen Twp. building.

John reviewed the rest of the dates, topics for discussion and timeline for the process with adoption anticipated by December 2014.

John explained that before each meeting he will provide an action paper for that meeting so the CPTF will know what to discuss with their boards. He also feels that, in addition to discussing pertinent topics at your monthly board meeting, the board members as well as the CPTF liaison should attend the Comp Plan meeting that relates to their interests. Mark asked John to have the action paper to him asap after the meeting so he can get it to the boards in time for their meetings.

John mentioned that they may bring other speakers to some of the meetings.

When Al asked if the goals could be listed by mandatory, needed or like to have, John answered that the State has no mandate. East Goshen can set its own priorities. Sandy feels the CPTF should compare the action items in the Comp Plan to the results of the SCA. Mark explained that the BOS wants goals, not a list of tasks. In other words, if the goal is to plant trees, don't list how or where the trees are coming from. Keep it simple.

Mark explained that there was an initial meeting with Brandywine staff to discuss items of importance to East Goshen and the format of the document. John pointed out that there are different document/format samples which will be reviewed at the June 24<sup>th</sup> meeting.

### **SCA for East Goshen Township**

Tony reviewed the SCA for East Goshen.

Page 3 lists the Key Documents that he reviewed and the Zoning Districts in the ordinance. He will change the format to make them look more like separate lists.

Page 4 & 5 – Riparian Buffers – Sandy commented that the Conservancy Board wants the Riparian Buffer to be increased to 100'. Dan pointed out that the reference to 150' buffer is not mandatory when subject to an NPDES permit.

Floodplains – Dan commented that municipalities can set standards higher than FEMA.

Woodlands & hedgerows – Sandy agreed with the comments about tree drip lines and roots and wants to consider extending the drip line requirement. Tony feels the Township needs a definition and list of specimen trees.

The definition of a "Forest" was discussed. Mark feels they need to define a "wooded lot" and Sandy would like a definition for a "wetland".

Page 8 – SWM – John mentioned BMPs and voiced concern with 1" of runoff. Dan mentioned the comments regarding SWM. He feels this is how SWM was looked at until recently and the township did nothing wrong. Mark mentioned that Ch 195 will be amended when Chester County adopts new guidelines.

Page 9 – Tony complimented the township on the requirement of a security deposit of 15% from developers when constructing SWM facilities. Dan mentioned that the funds are held for 18 months.

Page 10 – Land Use & Community Character – John commented that this area was difficult to review because East Goshen was planned for development and is built out now.

Page 11 – Town Center – Mark explained that Rick Smith feels this was accomplished. Mark mentioned all the stores, banks, township building, schools and apartments in the area. John agreed but commented that the thing that is missing is easy access and connection to all of these.

Page 12 – Tony feels that East Goshen has one of the better historic resources preservation plans.

Page 14 – Tony mentioned that CAP is a new concept and only a few other municipalities have one.

Sue brought up the subject of connecting roads and asked if, when you open up roads to go through neighborhoods, doesn't that impact safety? Tony commented that Warwick has open roads and found that the traffic isn't so bad when people have more options.

Page 20 – Parking – Sandy mentioned that there was a time when parking at the sites on Goshen Parkway was so difficult that the companies gave employees incentives like umbrellas to park further away from the building, work a different shift and/or form a car pool.

Page 21 – Recycling for commercial and multi-family was discussed. Dan mentioned that the ordinance says “may” recycle for multi-family and “shall” for commercial and industrial. Mark will check this.

**Conclusion:**

Sandy would like to consider adding nut and/or fruit trees to the tree list.

John verified that the SCA will be a tool to use for discussion throughout the process and will be included in the index of the Comp Plan.

**Public Comment:**

Mike Broennle asked at the February meeting if the documents for the meetings were going to be on the township website. He could not find anything for this meeting on the website. Mark will check into this.

**Adjournment**

The next meeting will be Thursday, May 30, 2013 at 7:00 pm and will be held in the small meeting room. The meeting was adjourned at 9:15pm.

Respectfully submitted,

Ruth Kiefer  
Recording Secretary