

**EAST GOSHEN TOWNSHIP
COMPREHENSIVE PLAN TASK FORCE
MEETING MINUTES
May 30, 2013**

The East Goshen Township Comprehensive Plan Task Force held their regularly scheduled meeting on Thursday, May 30, 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
Erich Meyer, Park & Recreation Commission
Marty Shane, Township Supervisor

Consultants present were:

John Theilacker, Project Manager, Brandywine Conservancy
Tony Robalik, Associate Planner, Brandywine Conservancy

Township Staff:

Mark Gordon, Dir. Of Code Enforcement/Zoning Officer

Alternates:

Monica Close, Historical Commission member

Others:

Janet Emanuel, Zoning Hearing Board member

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.

Minutes Approval

Sue noted that the minutes of the April 22, 2013 meeting were approved.

Proposed Meeting Schedule & Topics for Discussion

John reviewed the list of meeting dates and noted that the cultural/historical review was moved to July. He also noted that for the June 24th meeting, “Approve population/housing projections” and “Identify/discuss Plan goals and/or issues” were added. This last item was added in order to have flexibility.

Sue mentioned that she heard recently that the poverty level was shifting from urban to suburban due to lower paying jobs that are being created in the suburbs. John commented that, depending on where you are in Chester County, affordable housing is an issue. Marty feels this issue affects mostly southern Chester Co. Mark mentioned that in East Goshen rents are still up and other costs of living are high. Also, public transportation is needed to come from the urban areas.

SCA for East Goshen Township

Tony reviewed the SCA for East Goshen. Some changes were made from last month and are very minor. He will do a file comparison so everyone can see where the changes are. Mark mentioned that Township consultants also reviewed it and had some comments. John pointed out that they didn't use all of the comments from the Township consultants. Marty doesn't want anything in the plan that can't reasonably be done. He wants to be careful of what is in the SCA and not in the Comp Plan. Mark pointed out that the SCA is a document that shows where we are today. It will also help develop the Comp Plan. Dan agreed with John that, over the years, ideas change; i.e. sidewalks – residents who have been here a long time don't want sidewalks, but now that is changing.

John wants the BOS to review the SCA and give feedback. Mark suggested sending it to the Planning Commission first and they can make a recommendation to the BOS. John asked Mark to provide the comments from the Township consultants for the PC.

June 3, 2013 Community Visioning Session

John feels the Township has done an excellent job of promoting this meeting and notifying people about it. John reviewed the agenda for the CVS and explained how the meeting will be organized.

1. There will be a welcome and introduction by Sue. John will explain the process.
2. Brandywine and Triad representatives will show where we are now and where we are going through slides, maps, photos, charts, etc. They will also discuss neighborhoods, commerce, environment, history, culture, recreation, government services, trends & forecasts, and goals from the current CP.
3. The audience will be seated at tables with a Brandywine or Triad representative. There will be a map of the Township on the table that the participants can draw on. They will express their ideas using markers, dots, etc. about these topics:
 - Commerce & Town Center
 - Parks & Recreation
 - Non-motorized transportation (trails, etc.)
 - Environmental & cultural/historic sustainability
 - Residential areas & redevelopment
 - Route 3 corridor

At the end, a representative from each table will share the group's ideas/comments.

4. A Brandywine representative will explain the process for completion of the CP and close the meeting.

Sue has been involved in other Visioning Sessions. John would like to have a CPTF member at each table. He provided a list of goals from the current Comp Plan.

Township and Regional Demographics and Projections

Tony Robalik reviewed the demographics power point presentation he prepared. It was very interesting and he will change the format of a few of the charts.

Existing Land Use Inventory and Residential Build-out Analysis

John provided maps of the Township as follows:

1. Land use
2. Zoning Districts
3. Build out analysis

He asked for feedback if some of the items don't appear to be correct. The Land Use map will be used in the CP.

Redevelopment Potential and Residential "Fair Share" Doctrine

John explained what the "Fair Share" Doctrine is. The State has no standard for when a municipality is considered built out and meets their fair share. This is usually decided in court when a developer sues. He told about West Whiteland and the case that they have. The courts supported WW, who had 6.6% vacant land. The developer has appealed it to the State Supreme Court. Based on this case, John feels East Goshen should be considered built out. He suggested that the Township Solicitor look at the ordinance to see whether the zoning should be changed to include multi-family and mobile home units.

John reviewed the items for discussion at the June 24th meeting, which will include a recap of the Visioning Session.

Adjournment

The next regular meeting will be Monday June 24, 2013 at 7:00 pm and will be held in the small meeting room. The meeting was adjourned at 9:30pm.

Respectfully submitted,

Ruth Kiefer
Recording Secretary