

**EAST GOSHEN TOWNSHIP
COMPREHENSIVE PLAN TASK FORCE
MEETING MINUTES
June 24, 2013**

The East Goshen Township Comprehensive Plan Task Force held their regularly scheduled meeting on Monday June 24, 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
Kathryn Yahraes, Historical Commission
Erich Meyer, Park & Recreation Commission
Charles Proctor, 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:

Marty Shane, Township Supervisor
Monica Close, Historical Commission member

Others:

Janet Emanuel, Zoning Hearing Board member
Ginnie Newlin, Conservancy Board

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 May 30 and June 3, 2013 meetings were approved as corrected.

Community Visioning Session Review

John reviewed the Visioning Session meeting notes and feels there was a core group of residents participating.

After the meeting, he and his staff reviewed the comments on the maps and recorded them as best they could. He referred to the 3 maps on the walls and reviewed the ways the responses were recorded.

Dan commented that it was very interesting to see the perspective of others.

Kathryn mentioned that at her table, there were 2 members from the 2005 Comp Plan Committee and most of the others are involved in the township, so, because of their knowledge of the 2005 Comp Plan, it was difficult to come up with new ideas.

Erich mentioned that, at his table, they wrote down all the comments that everyone gave.

John wondered if these results speak for all of the residents.

Kathryn feels there may be items that were missed in the 2005 Comp Plan, i.e., bike trails.

Sue agreed that there wasn't a significant number present compared to the number of residents but we should consider what was said.

Monica suggested conducting separate meetings in the various neighborhoods. However, Sue feels that since this is an update, there is not enough time in the schedule for something like this.

Ginnie asked how the residents were notified of the meeting. Mark responded that it was advertised in the Daily Local twice, it was on both Township Notice Boards for 2 weeks, Constant Contact was sent to the residents that are enrolled, an email went to all ABC members, and Sue gave out flyers at the Farmers Market.

Marty mentioned that from the comments he gets from residents at elections, he feels the majority of the residents are happy and rely on the BOS and Township Staff to do what is right. He feels that enough people knew about the meeting, so if there was a concern, they would have been there.

Kathryn suggested that some of the questions be sent out on Constant Contact. Dan would want it to be very short so there would be a good return. Sue is concerned about the time to collect and tabulate the responses. Marty mentioned that the BOS is considering a formal survey that may contain some of these questions.

John feels we should move forward to the next step which is to develop a draft and post it on the website.

Traffic/transportation issues were discussed. It is John's understanding that, because of Act 209, there isn't much to be done with transportation. Mark will set up a meeting/conference call with Orth Rogers, the Township's traffic consultant, to discuss the items on the Visioning Session results report.

John distributed a sample rough draft of how a vision statement might read. The items on page 2 would have more comments from the Visioning Session. It is meant to give a positive vision of the future.

John attended a meeting of the Commerce Committee. The Town Center and shopping centers, especially Goshen Village Center, and how to improve them is a concern. Rt 352 and Paoli Pike is not a "special" intersection today. Along Paoli Pike there are some under-utilized properties. There are areas where 2nd stories with retail on the 1st floor could be allowed.

Kathryn asked for a definition of "streetscape". John explained that it includes lighting, hardscaping such as sidewalks, street trees, etc.

Dan explained that zoning could be changed to incorporate these ideas to allow properties to be improved.

Marty mentioned the Parakis property which is 8 acres at the NE corner of Rt 352 and Paoli Pike. The zoning was changed to allow more density.

Mark pointed out that improvements could be made to Paoli Pike between Rt 352 and Boot Road to enhance commercial and provide safe walkways.

John mentioned that the Vision Statement will come after the Introduction in the Comp Plan.

Population Projections

Tony reviewed the population projections chart. There are 3 possible projections from 2020 to 2030. He feels the Task Force should select one of them to use. Marty would rather use 20,000 ± 10%. Dan agreed to use a range until there is more discussion about possible zoning changes.

Existing Land Use Inventory & Residential Build-out Analysis

Tony distributed the updated, current Land Use map and the updated Build-out Analysis which is based on current zoning. Dan pointed out that there are several areas which would add more units. Tony will make the corrections.

Plan Document Formats

A sample of a strategic plan format was distributed. This format focuses on certain areas. The copy was from an area near Pittsburgh PA and included only the Table of Contents and Part 3 – Business District. Marty feels that if you change the format, it will appear to be something different and not an update of the current Comp Plan.

John explained that the update should have fewer issues to cover because many of the 2005 Comp Plan issues are implemented. They like the strategic plan format because it is more focused. You have to select 4-5 issues that are important now. There was a community that actually started one of their Tier 1 items before the comp plan was complete. A Town Center Plan could be a Tier 1 item and you could start to work on a master plan now. Marty feels that anything in Tier 1 would have to have a cost listed because the BOS will ask for it. Dan doesn't feel that an issue shouldn't be included because there isn't money now. Something can be identified as Tier 1 and listed as important if/when funds are available. John and Tony are working on a hybrid plan format for Upper Uwchlan. They will provide a draft when it is done.

John had a sample of the Comp Plan they did for Honey Brook in 2006. There was the main Comp Plan book and a separate book for appendices.

Natural Resources

Tony distributed 3 maps:

Water Quality Map - John has complimented the Township many times about the streams in East Goshen. However, this is a new Water Quality map. It shows that DEP, probably in the last year, has changed the rating of Ridley Creek to "impaired". He made a call to Jan Bowers to find out why and what the readings were. Dan stated that DEP is not willing to share their readings. DEP does isolated samples of streams. The Township could get a watershed group to take samplings on a regular basis and challenge the rating. In a few years TMDL requirements will force the Township to make improvements which could be costly.

When Monica asked if the DEP notified the Township, Dan replied that the DEP doesn't do this.

Riparian Analysis – John explained that under State law, a riparian buffer is 150 ft. wide, with 2 zones, zone 1 – no disturbance and zone 2 – some disturbance. Applebrook is an area with opportunities for the 150 ft. riparian.

Sue explained some pending legislations concerning streams/water quality.

1. A PA House bill was introduced to amend the Clean Streams Act to make many things optional including the 150 ft. riparian buffer.
2. PA Campaign for Clean Water has a counter bill that would require not only 150 ft. buffer for special protection but would require 100 ft. for all others.

3. Senate Bill 946 would amend PA Sewage Facilities Act. Rather than have the local municipality use their ordinance to control impacts on the sewage system, the State would take over control. Kathryn pointed out that there may be problems upstream that we aren't aware of.

Woodland Classification Analysis – This list shows the woodlands in East Goshen Township that are 5 acres or more in size. There are 50 areas. John feels it is time to assign value to the existing woodlands. You may want to enhance the ordinance to protect woodlands. Another value to the map is that it can help determine areas for reforestation. East Bradford has more protected areas.

The Conservancy Board needs to give input on these maps.

Adjournment

The next regular meeting will be Monday July 22, 2013 at 7:00 pm. The meeting was adjourned at 9:15pm.

Respectfully submitted,

Ruth Kiefer
Recording Secretary