

ENVIRONMENTAL MANAGEMENT CENTER
BRANDYWINE CONSERVANCY

P.O. BOX 141 CHADDS FORD PENNSYLVANIA 19317 · 610/388-2700 · FAX 610/388-1575

MEMORANDUM

TO: 2015 Comprehensive Plan Update Task Force
Mark A. Gordon, Zoning Officer
East Goshen Township

FROM: John E. Theilacker, AICP, Associate Director for Municipal Assistance
Tony S. Robalik, AICP, Associate Planner
Environmental Management Center

DATE: August 21, 2013

SUBJECT: Task Force Materials for Comprehensive Plan Update

Cc: Jeannine Speirs, Chester County Planning Commission
Steve Kehs, Triad Associates, Inc.

August greetings! Attached are several items for the August 26th Comprehensive Plan Task Force meeting, and include: a proposed task force meeting agenda, Future Land Use Map from the 2005 Comprehensive Plan, and a list of possible East Goshen Township comprehensive plan update focal areas.

Our Monday evening meeting will begin with an update by Mark Gordon on the scheduled Open Space, Recreation, and Environmental Resources Plan update. While the Board of Supervisors is contemplating multiple funding options for this update, I believe Mark will report that the Board has tentatively selected its consultant for this effort. How this update will overlap and/or impact our Comprehensive Plan Update is also still somewhat unknown, but worth discussing.

The second item on the proposed agenda is a discussion of future land use issues. At our July meeting, the Planning Commission was asked to review the current Plan's Chapter 2 – Land Use Plan at its next meeting to determine the relevance of chapter goals, objectives and action steps. Monday night hopefully we can learn of their discussions through a report from Susan and Dan. Tony and I have found the Land Use Plan's objectives and recommended actions focusing on many of the same land use concerns voiced by several of the Supervisors over the past few months. These 2005 Plan issues do not appear to have been addressed, however, as recommended by the plan. We also noted that the responsibilities for implementing the Land Use Plan recommendations and actions of Chapter 10 were assigned to a variety of township staff and a.b.c.'s, resulting in a complicated matrix, which may have hampered their implementation. Also, during the June visioning session, a handful of undeveloped and underdeveloped parcels were identified by more than one group as worthy of preservation or

protection from development. We should discuss how the Plan Update should treat these properties. Finally, the Future Land Use map (Map 2-1) from the 2005 Plan should be reviewed to determine the need for any changes.

The third item proposed for discussion Monday evening is the Plan's focal areas, given the Task Force's endorsement of the new "implementable plan" format for use with the Update. We had distributed a draft list of focal areas to the Task Force at our July meeting (also attached to this memo), and we ask for you to study these once more for Monday night's discussion. Tony and I have some additional thoughts to share with regard to further refinement of these, and your input will be important. It is our plan to not only organize the Update around these focal areas, but to have the remaining task force meetings centered on each of these focal areas. Given this idea, and other events and actions affecting the Plan Update scope and schedule which we will clarify on Monday evening, the May 2013 revision of the Task Force Meeting Schedule and Topics for Discussion will need to be revised. Hence, the fourth item of our proposed agenda.

Thank you very much, and we'll see you Monday night, August 26th, 2013, starting at 7:00 p.m.

Attachments (3)

AGENDA

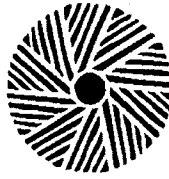
COMPREHENSIVE PLAN TASK FORCE MEETING #6

2015 COMPREHENSIVE PLAN UPDATE EAST GOSHEN TOWNSHIP

August 26, 2013

ITEMS

- 1. Update on the proposed Open Space, Recreation, and Environmental Resources Plan Update.**
Mark Gordon
- 2. Discussion of future land use issues**
Susan Carty, Dan Daley, and John Theilacker
- 3. Discussion and tentative decision on the Plan's focal areas**
John Theilacker and Tony Robalik
- 4. The need for Plan Update meeting schedule/topic revisions**
John Theilacker
- 5. Public Comments**
Susan Carty
- 6. Adjourn**



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July 22, 2013

Initial List of Possible Plan Update Focal Areas:

- Maintaining the current balance of commercial/industrial (sustainable jobs and ratables) to residential uses within the township.
 - Economic development
 - Corporate park enhancements
 - Goshen Shopping Center
 - Commercial area of Route 3

- Maintaining the stable residential communities/neighborhoods
 - Aging in-place?
 - Infill through small subdivisions of larger lots

- Enhancing the Township's linear park system
 - Adding a Paoli Pike bike/pedestrian trail
 - Long-term considerations for linking other areas, communities
 - A future Ridley Creek or Chester Creek paved trail or natural pathway loop when limited to municipally-owned lands (south of Paoli Pike).

- Natural resource protection
 - Water quality enhancements to Ridley Creek (retuning a "red stream to blue")
 - Conservancy Board input

- Historic and cultural resource protection
 - Historic Commission input

- Energy conservation?

- Transportation?

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

The East Goshen Township Comprehensive Plan Task Force held their regularly scheduled meeting on Monday July 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
Kathryn Yahraes, Historical Commission
Erich Meyer, Park & Recreation Commission
Charles Proctor, Township Supervisor
Sandra Snyder, Conservancy Board
Al Zuccarello, Commerce Commission

Consultants present were:

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

Township Staff:

Mark Gordon, Dir. Of Code Enforcement/Zoning Officer

Alternates:

Marty Shane, Township Supervisor

Others:

Janet Emanuel, Township Supervisor

COMMON ACRONYMS:

<i>BC – Brandywine Conservancy</i>	<i>OSRER – Open Space, Recreation & Environmental Resources Plan</i>
<i>BOS – Board of Supervisors</i>	<i>SCA – Sustainable Communities Assessment</i>
<i>Comp Plan – Comprehensive Plan</i>	<i>SWM – Stormwater Management</i>
<i>CPTF – Comprehensive Plan Task Force</i>	<i>TDR – Transferable Development Rights</i>
<i>CAP – Climate Action Plan</i>	<i>TND – Traditional Neighborhood Development</i>
<i>DBH – Diameter, Breadth & Height of trees</i>	<i>TOD – Transit Oriented Development</i>
	<i>VPP – Vision Partnership Program</i>

Call to Order & Pledge of Allegiance

Dan Daley 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.

Charles Proctor announced that he is resigning from the Task Force due to his additional responsibilities as Police Commissioner and member of the Friends of East Goshen. Janet Emmanuel will be taking his place on the Task Force.

1 **Old Business**

2 **Natural Resources** – Sandy Snyder explained that the Conservancy Board dedicated their June meeting
3 to review of the 2005 Comp Plan. They used Tony’s guidelines and discussed Chapter 1, Chapter 10
4 and Appendix D of the 2005 Comp Plan. Items they discussed:

- 5 1. Their vision in general is to keep beautifying and protecting the open space that we have.
- 6 2. They feel the residents would like to have more pathways so they can easily get to the open
7 spaces and interact with the environment. A resident has presented a plan for a path along
8 Reservoir Road in Supplee Valley. Pathways to the town center were discussed.
- 9 3. Increasing the riparian buffer along streams was discussed.
- 10 4. Chapter 1, sec 4 – Prohibiting Development in Protected Areas – Heritage/legacy trees were
11 discussed. Also extending the drip line of trees on construction sites was discussed. John
12 suggested they make a list of the trees of interest and where they are located. Janet mentioned
13 that a tree was saved during the construction of Hershey’s Mill. Erich was able to use his Ipad to
14 find information about the tree. It was a Penn Treaty tree and was saved in 1989. Sandy believes
15 there are 6 – 10 historic trees in East Goshen.
- 16 5. They also need a definition of woodland.
- 17 6. For Scenic Vistas, a list of roads is shown in Appendix G.
- 18 7. Stormwater Management - The residents need to be educated about the importance of SWM.
- 19 8. The Conservancy Board would like to be included in the SWM part of building plans.
- 20 9. Invasives – The CB has taken control of invasives. Most recently a professional was hired to
21 treat the Alder trees in Applebrook, which could take over in a few years.
- 22 10. Natural Corridors – They aren’t sure who is supposed to take the lead on this, the CB or
23 the PC?
- 24 11. Serpentine Inventory – The CB feels a professional should be hired to locate all of the
25 serpentine rock in East Goshen.
- 26 12. Include birding as a natural resource.
- 27 13. Future ideas – electric car chargers at the Township Building or parks.

28 **Discussion:**

29 Marty mentioned that recycling is a responsibility of the CB. He feels recycling should be
30 included in the updated Comp Plan.

31 Marty pointed out that, if you want birding, you have to include the steps to get there. Tony
32 commented that not everything has to be in an ordinance. Some ideas can be projects or policies. He
33 presented a map at the last meeting that showed woodland opportunities. If that becomes a project, you
34 could select trees that provide habitat for wildlife.

35
36 **Sustainable Communities Assessment (SCA) and Board Direction**

37 John reported that he attended a meeting with the BOS to discuss the SCA and then a follow-up meeting
38 last week. He feels that the BOS did not see a value in the SCA. They felt it put the Township in a
39 negative light and some items were inappropriate for East Goshen. The BOS is proud of East Goshen
40 and several members want to maintain it as it is today. The BOS is holding a public meeting tomorrow
41 night to discuss the commercial aspects of the Township.

42 Sue commented that bringing the concept of a vision into the updated Comp Plan is different from the
43 2005 Comp Plan. Some feel that an economic focus is needed in the updated Comp Plan. There are 2
44 commercial/industrial areas that are a concern today and they feel they will be a concern in the future.
45 Marty mentioned that the BOS is aware that East Goshen is one of the premiere residential communities
46 in Chester County and they want that to continue into the future. What is needed to maintain this status?

1 Marty spoke about the commercial/economic issues and how these businesses help with the taxes. The
2 BOS is not against change, but they want the township to continue to be premiere.
3 Al mentioned that the Commerce Commission will be holding 2 forums in the Fall – one with the
4 shopping center and retail owners and the other with the corporate/business park owners. He explained
5 that these business people are always looking for ways to be profitable. The Commerce Commission
6 will be asking what the Township can do to help them be profitable.
7 John cautioned that they need to stay within the scope of work under the grant so they don't go over the
8 budget. About 1/3 of the budget has been used so far. Sue asked John to give the Task Force regular
9 budget updates.

10
11 1993 Open Space & Recreation Plan – John mentioned that the BOS has issued an RFP for a
12 professional planner to update the Open Space Plan. Part of this person's responsibilities will be to
13 submit an application for a county grant. However, the county will not provide another grant until the
14 Comp Plan update is done. Mark mentioned that 3 responses have been received. They will be looking
15 at other options for possible grants.

16
17 Jeannine explained that a Comp Plan is a general plan. Then you make a more specific plan for the
18 different focus areas. "Landscapes 2" has tools for the townships to use. It is on their website.

19 20 **Historic & Cultural Resources**

21 Kathryn passed around notes from the last Historical Commission meeting which was a workshop
22 dedicated to review of the 2005 Comp Plan. They reviewed Chapter 1 for an overview and Chapter 5
23 for more detail. They will review Chapter 10 and Appendix E at a later date. She reviewed some of the
24 changes that were recommended.

- 25 1. Chapter 1, Sec 5A – Add – The Historical Commission will investigate the process for
26 applying to the National Historic Register.
- 27 2. Throughout the Comp Plan, wherever the term "reenactment events" is used, change it to
28 programs & resources.
- 29 3. Chapter 5 – Several actions need to be deleted.
- 30 4. Changes in Chapter 1 should be made in Chapter 5.
- 31 5. Rocky Hill, Milltown and Hershey's Mill areas were discussed.

32 Jeannine feels there should be an outline of Historic inventories in the updated plan. Kathryn feels the
33 problem with the 2005 Comp Plan is that the ABC's didn't know how to use it. She felt it was better to
34 have the Commission review the current plan and later, when the new format is decided, make changes
35 to fit that format.

36 37 **Review of Implementable Plan format**

38 Tony provided a copy of a draft chapter in the format they are recommending. The chapter starts with a
39 description of the individual issues, then explains the vision for the future of each, then outlines an
40 implementation strategy for each issue containing steps and tiers for the priorities. Janet feels it would
41 be better to have all the items related to an issue listed under that issue instead of skipping around. Tony
42 mentioned that appendices will contain items that are not a priority and will have less detail.
43 John verified for Mark that, when the update is approved, the 2005 Comp Plan will be repealed.

44 45 **Proposed Plan Focal Areas**

46 John developed a draft list of focal topics. Please review it for discussion at the next meeting.

1 **Approval of Minutes**

2 Sue noted that the minutes of the June 24, 2013 meeting were approved.

3
4 Mark reported that the Local Traffic Committee met to address most of the items that came up at the
5 Visioning Session.

6
7 **Adjournment**

8 The next regular meeting will be Monday August 26, 2013 at 7:00 pm. The meeting was adjourned at
9 9:30pm.

10
11 Respectfully submitted,

12
13
14 Ruth Kiefer
15 Recording Secretary