

**EAST GOSHEN TOWNSHIP
COMPREHENSIVE PLAN TASK FORCE
MEETING MINUTES
August 26, 2013**

The East Goshen Township Comprehensive Plan Task Force held their regularly scheduled meeting on Monday August 26, 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
Janet Emanuel, Township Supervisor

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:

Walter Wujcik, 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

Sue 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.

Update

Mark Gordon reported that three RFPs for the Open Space, Recreation and Environmental Resources Plan Update were received. He feels a partnership with Natural Lands Trust and Brandywine Conservancy will be good because of the work that has already been done. This Wednesday he will meet with Toole Co. and BC to discuss which items will be covered in each plan. John hopes that the updates of the Open Space and Comprehensive Plans will be completed at the same time. He thinks that open space and recreation will be covered in more detail in the Open Space Plan. Janet commented that, if someone with no experience was given this job, they would have to start at the beginning. Toole has already been involved in East Goshen plans. John will bring a revised schedule to the September

meeting which will change the order of what is to be covered. He feels the Paoli Pike trail and town center will remain with the CPTF.

Sue asked about a master plan for the town center. John pointed to the area, on the 2005 Comp Plan Future Use Map, that was designated as the town center. The next step is to expand the concept for the town center. Some things to consider would be what happens along Paoli Pike, trails/paths, parking, signage, landscaping. John is meeting tomorrow morning with EG staff to discuss the town center concept. Also, he would like to meet with the business owners to get their input for the future. If there is funding, a master plan can be implemented before the CP is completed.

Dan pointed out that there may be some zoning changes to go with the new proposed land use. Janet feels that people who bought single family homes in the LD (Low Density) would not be happy to have the zoning changed. She feels zoning should not be changed.

Kathryn asked why the small parks aren't marked on the map. Jeannine explained that the future use map is a general map so there isn't a lot of detail.

John and Tony reviewed the Build-Out Analysis map that they prepared for a previous meeting.

Future Land Use Issues

John asked for the Planning Commission's assessment of Chapter 2 from the 2005 Comp Plan.

Sue and Dan reviewed it and found there were a lot of recommendations in the 2005 CP. Their ideas follow:

- Keep the amount and type of recommendations simple
- Redefine some of the terms
- Continue good communication with neighboring townships
- Remaining open space utilization is important

Sue feels that the COG is a stronger group than regional groups. Tony feels this would be a tier 3 item.

Route 3 Corridor

John mentioned that there were some specific concepts in the 2005 CP about this area, but in the Visioning Session he got the feeling that the residents think it is okay. Dan & Kathryn feel the area could be "dressed up". John feels redevelopment needs to be considered. He would also like to know what the landowners/business owners want to happen in order to improve their property and increase business. Mark feels the businesses are successful and happy in this area. He thinks the current ordinance is working well. He feels the area with the most challenge is from Westtown Way to West Goshen. He suggested a meeting with these business owners too.

Dan feels sidewalks in this area could be an improvement. The WAWA has a connecting path to Rt. 3. There is a bus stop in front of Summit House. Kathryn mentioned that there are rights-of-way in developments that people aren't aware of.

Sue asked if there is a concern about pipe lines. Mark mentioned that the pipe lines in East Goshen are on the road right-of-way or in open space.

Price Farm

Mark mentioned that the Price property is zoned R2/CR (single family with a single family cluster option). The cluster option requires 40-50% open space depending on the size of the lots. Chester Creek comes through the property so the floodplain could be included in the open space requirement. The tree-lined lane is beautiful and should be protected. Dan commented that young families are finding housing too expensive so small single family homes would provide more affordable housing. John commented that the lots could be as small as 10,000 sq ft with 60% open space.

The open land parcels in the northern most part of the township consist of 4 parcels with about 16 acres zoned R2. Mark is meeting with one of the owners this week. There is a pond and dam on his property, and the dam was damaged this year. Mark feels the floodplain in this area will only allow for 1 – 2 additional houses. Mark will send out a map of the floodplain. Dan feels a cluster option should be included in order to protect the natural resources.

Kathryn asked how to handle the properties that we want to preserve. John feels it would be best to include them in the Open Space Plan.

Paoli Pike & Reservoir Rd

This corner property is about 15 acres. It was agreed to keep it residential.

Rt. 352 & Paoli Pike – Perakis Property

Mark mentioned that the last plan approved for the Perakis property was for town/carriage homes. The Columbian house is historic. Mr. Perakis gave Mark a sketch for retail/commercial in the front of the property and residential in the back. Concern was voiced about having commercial too close to the road which would impact the vista/entrance to the town center.

John mentioned that the Comp Plan should be organized around focal areas.

Minutes Approval

The chairman noted that the minutes of the July 22, 2013 meeting were approved as corrected.

Adjournment

The next regular meeting will be Monday September 23, 2013 at 7:00 pm. Dan moved to adjourn the meeting. Janet seconded the motion. The meeting was adjourned at 9:30pm.

Respectfully submitted,

Ruth Kiefer
Recording Secretary