

**EAST GOSHEN TOWNSHIP  
COMPREHENSIVE PLAN TASK FORCE  
MEETING MINUTES  
September 11, 2013**

The East Goshen Township Comprehensive Plan Task Force held a special meeting on Wednesday September 11, 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  
Al Zuccarello, Commerce 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  
John Snook, Senior Advisor, Brandywine Conservancy

Township Staff:

Mark Gordon, Dir. Of Code Enforcement/Zoning Officer

Others:

Marty Shane, Township Supervisor  
Monica Close, Historical Commission  
Nathan Cline, Planning Commission  
Senya Isayeff, Township Supervisor

**COMMON ACRONYMS:**

*BC – Brandywine Conservancy*

*BOS – Board of Supervisors*

*CP – Comprehensive Plan*

*CPTF – Comprehensive Plan Task Force*

*CAP – Climate Action Plan*

*DBH – Diameter, Breadth & Height of trees*

*CC – Commerce Commission*

*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 and the events of 9/11.

**Town Center**

John Snook provided a copy of the Eagle Village plan to show what a detailed plan would look like. They had through traffic (Rt. 100), suburbanization all around and a plan for a shopping center. They moved some historic buildings and new buildings were designed to look historic. Driveways onto Main Street were closed, and a large alleyway with parking was put behind the buildings. This made a more walkable atmosphere. The key is to interview the business owners and get their ideas. Create a plan that sees potential opportunities.

Sue is concerned that these discussions are impacting the original schedule for the CP update. The cost for this is not in the budget. If we did a session for business owners, does he foresee an immediate result?

John Snook commented that the BC is willing to cover half of the cost. His time has not been charged to the township. Overall he doesn't believe it will impact the progress of the CP. Some of the items that would be involved in this project are: walking the properties, mapping, interviews, detailed base mapping, more elaborate schematics and recommendations for changes.

In answer to Kathryn's question about the Eagle Village historic buildings, John S mentioned that they are in a DOE (Determination of Eligibility) District for the National Register.

Al pointed out that there are large developments, like Hershey's Mill, that are too far away to walk to the Town Center.

Dan feels that changes will take time. People seem to want the bike trails the County has planned. He thinks this is a great opportunity to look at the detailed options.

Janet pointed out that when Goshen Village was approved, the school district voiced concern about connecting the elementary school to paths because the children might leave the school grounds. She feels EG is not ready for a detailed plan.

Al had to go the Brinton Lake Shops today and while he was in the parking lot he saw the new Crozier Medical center. He thinks something like that would be good for the corner property at Rt. 352 and Paoli Pike.

Sue feels there needs to be a balance between things that would bring people here for business and residential.

Kathryn asked how difficult it would be to do a graphic of EG TC so members can get a visual. John S commented that with the quality of the aerial photos today this would not be difficult to do.

Al mentioned that the Commerce Commission is having 2 meetings with area business owners, one in October with business tenants and one in November with business land owners. A spring meeting will be with investors. Caln Township formed a Commerce Commission based on what East Goshen has done. Wiggins Auto Tags has been on Rt. 3 for a long time. Mr. Wiggins feels nothing will change in that area until the fire company does something with their property. So, they have opinions and ideas. Senya thanked John Snook for bringing the plan of Eagle Village. He recommends letting the Commerce Commission do the due diligence with the business owners and get their opinions of East Goshen.

Marty commented that everyone has their own idea of what they want in a town center. It was in the 2005 plan and nothing has changed. People want to see a concept of what a town center could be but this is not the driving force of the CP. He feels we need to take a closer look at the town center but after the CP is updated.

Jeannine feels it is best at this point to continue with the CP scope and see what the results of the CC meetings are. If a town center is a focus, then look at it and possibly extend the time for the CP. You can apply for a scope addendum if you need it. You could also consider a survey which is anonymous. She feels the TF needs to move on with the other issues.

### **Review of Focal Areas:**

John T reviewed the list of possible plan update focal areas.

1. Economic development – business retention, expansion & development  
Corporate park enhancements – paths, small business area with a restaurant etc  
Commercial area of Rt. 3 – handle on a case by case basis
2. Infill through small subdivisions of larger lots – ensure compatible infill

3. Townships Park System and Open Space will be covered in the Open Space Plan Update that will be separate from the Comp Plan.
4. Natural Resource Protection – turn the red stream back to blue
5. Energy – want to be consistent with the CCCP
6. Transportation – Mark mentioned that all Act 209 transportation improvements in the township have been completed. The traffic engineer is working on the problem areas mentioned at the Visioning Session. Public transportation is along Rt. 3. Mars is partnering with QVC on shared transportation. QVC has a bus they use locally. They take people from Studio Park (West Goshen) and Founders Park (East Goshen) to the Paoli train station.

### **Comprehensive Plan Table of Contents**

John T and Tony explained the layout of the proposed Table of Contents. The Introduction could tell what items are covered in a different plan; i.e. recreation will be covered by the Open Space Plan.

### **Minutes Approval**

Sue noted that the minutes of the August 26, 2013 meeting were approved as corrected.

### **Adjournment**

The next regular meeting will be Monday October 28, 2013 at 7:00 pm. There will be no meeting on September 23. Dan moved to adjourn the meeting. Kathryn seconded the motion. The meeting was adjourned at 9:30pm.

Respectfully submitted,

Ruth Kiefer  
Recording Secretary