

**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: November 21, 2013

SUBJECT: Task Force Materials for Comprehensive Plan Update

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

Happy (almost) Thanksgiving! Attached to this memo are several items for you to review and bring to our Task Force meeting next Monday evening, November 25th: 1) a draft task force meeting agenda; 2) a November 2013 Meeting Schedule and Topics hand-out (distributed electronically last week); 3) a memo that explains the Meeting Schedule Topics hand-out (also distributed last week); 4) a draft Chapter 6, Energy Conservation Plan of the Comprehensive Plan Update, and 5) a Township zoning map. These attachments will be discussed and direction sought from the Task Force at our Monday night meeting.

Also next Monday night, we will focus on future land use within the Paoli Pike corridor, from its western intersection with Enterprise Drive to its eastern intersection with Route 352. This corridor seems to be gaining importance with serious plans for a multi-purpose trail along Paoli Pike to serve both local and regional recreational and transportation needs. Tony and I will bring maps to help with the exercise that will show individual lot and right-of-way lines, land ownership, current land use via aerial photography, Chester Creek floodplain boundaries, and existing zoning. Land along the corridor includes the Township's R-2, R-3, and R-5 residential zoning districts, and the C-2, C-5, BP, and I-2 commercial and industrial zoning districts. We will assess the likelihood of properties along this corridor redeveloping in the future, and if likely, what useful guidance might be included in the comprehensive plan for property owners, developers, and township decision-makers.

We should also talk briefly about the effectiveness of the current zoning districts and other zoning ordinance provisions in achieving the Task Force's desired planning objectives. Although we had distributed a township zoning map previously, attached is another copy so that

you can see how the corridor is currently zoned. If you have a zoning ordinance, you may want to review the provisions applicable to this area. If you do not have ready access, generally, the R-2 District provides for low density residential uses. The CVS was allowed by the Township to be constructed within the R-2 District since this property already had an established commercial use at the time. The R-3 District zoning was established relatively recently to allow a medium density residential development that to date has not materialized. The R-5 District zoning is for high density residential uses. The C-2 District provides for retail and service commercial uses, including the Goshen Valley Shopping Center by conditional use. The C-5 District provides for government, finance, and office uses, but not retail uses. The BP District provides for electrical assembly plants, offices, computer software companies, research and development, banks, conference centers, and similar uses in a campus-like setting. Although the I-2 District provides for research and development, limited manufacturing, offices, it also allowed for the Applebrook planned golf course development, as well as life-care development.

Thank you very much, and we'll see you Monday night, November 25th, 2013, starting at 7:00 p.m.

Attachments (5)

AGENDA

COMPREHENSIVE PLAN TASK FORCE MEETING #9

2015 COMPREHENSIVE PLAN UPDATE EAST GOSHEN TOWNSHIP

November 25, 2013

ITEMS

- 1. Discussion of November 2013 Revision of the Proposed Task Force Meeting Schedule and Topics for Discussion**
John Theilacker
- 2. Review, Discussion and Task Force Comments on Draft Chapter 6, Energy Conservation.**
Tony Robalik
- 3. Paoli Pike Corridor Future Planning Exercise**
John Theilacker, Tony Robalik, and Task Force
- 4. Public Comments**
Susan Carty
- 5. Adjourn**

**2014 Comprehensive Plan Update
For
East Goshen Township**

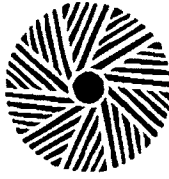
Proposed Task Force Meeting Schedule and Topics for Discussion

November 2013 Revision

<u>Month/Date</u>	<u>Topics for Discussion</u>
February 25, 2013	Plan Update Task Force Kick-off Meeting County review of VPP grant requirements Review/Discuss Scope of Work Task Force Member Desired Plan Outcomes Review of Sustainable Communities Assessment (SCA) Process
March, 2013	No Task Force meeting – SCA underway
April 22, 2013	Review/discussion of proposed mtg. schedule and topics Review/discussion of draft SCA Set date for June Community Visioning Session
May 30, 2013	Review/approval of final SCA Prepare for/discuss June Community Visioning Session Review/discussion of existing land use inventory and build-out analysis; discussion of redevelopment potential Discussion of Residential Fair Share Assessment Review/discussion of local/regional demographics Review population/housing projections
June 3, 2013	Community Visioning Session
June 24, 2013	Recap/discussion of community visioning session Approve population/housing projections Review/discuss natural resource inventories and protection Review/discuss Planning document/format samples Identify/discuss Plan goals and/or issues (deleted)
July 22, 2013	Continued discussion of natural resource protection Review/discuss historic and cultural resource inventories and protection Final direction on Planning document format Review/discuss preliminary Plan focal areas
August 26, 2013	Discussion on future land use

September 11, 2013	Continued discussion on future land use
October 28, 2013	Review/discuss natural resource protection chapter Proposed focus areas: red streams to blue; riparian and woodland protection/restoration
November 25, 2013	Review/discuss energy conservation chapter Proposed focus areas: Energy conservation and renewable energy Paoli Pike corridor land use/zoning exercise
December 30, 2013	No meeting.
January 27, 2014	Review/discuss land use chapter Proposed focus areas: vacant and underdeveloped properties; zoning ordinance provisions Review/discuss economic development chapter Proposed focus areas: To be determined by Commerce Committee and economic development sub-consultant
February 24, 2014	No meeting.
March 24, 2014	Review/discuss historic (and scenic?) resources protection chapter Proposed focus areas: historic resource owner education; protecting historic and scenic resource "values" when development occurs Review/discuss recreation chapter Proposed focus areas: To be determined by open space plan update task force and recreation sub-consultant
April 28, 2014	Review/discuss other plan update topics Proposed focus areas: transportation, housing, regional cooperation, community facilities and services, etc.
May, 2014	No meeting. Plan Update completion by consultant(s)
June 23, 2014	Distribution and review of draft Plan update
July 28, 2014	Continued review of draft Plan update
August 25, 2014	Draft plan update acceptance/forward to BOS
September, 2014	Joint meeting of Task Force and Board of Supervisors to review the draft Plan Update

October – December, 2014 BOS Public hearing/adoption process



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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: November 15, 2013

SUBJECT: Revised Task Force Meeting Schedule and Topics for Discussion

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

Update! Attached is a November, and hopefully final, revision to our Task Force Meeting Schedule and Topics for Discussion hand-out for you to review and note several meeting changes. After our October meeting where the draft text for Chapter 4, Natural Resources was reviewed and left time remaining, Tony and I realized that the Task Force's meeting time could be used more efficiently by reviewing two chapters, or conducting more than one task, at a single meeting. So, the enclosed November 2013 Task Force Meeting Schedule and Plan Update, specifically beginning with page 2, reflects that we are dropping our previously scheduled December 30th meeting and also our February 24, 2014 meeting. Instead, at our upcoming November 25th meeting we have scheduled a review of the energy conservation chapter and a Paoli Pike corridor land use/zoning exercise; at our January 27th, 2014 meeting we will review both the land use and economic development chapters; and at our March 24th, 2014 meeting we will review the historic resources protection and parks and recreation chapters. The rest of schedule remains consistent with the October version.

These changes were discussed preliminarily with Mark Gordon, and with the Task Force chair and Board of Supervisors representative, and all three supported the changes. Hopefully this will also provide the various a,b,c's more time to review the draft chapters and submit comments to us as appropriate, or present those comments at one of these scheduled task force meetings. Should you have any questions regarding this November revision, please bring those to our November 25th meeting. Thank you!

Attachment

Chapter 6. Energy Conservation

Energy conservation is a wide and varied topic, as evidenced by *Landscapes2*, Chester County's Comprehensive Plan. In that plan, the county identified five separate objectives under the umbrella of energy conservation—(1) reducing demand and consumption; (2) improving energy efficiency; (3) revitalization, reuse, and recycling; (4) alternative and sustainable energy generation; and (5) energy conservation practices. In an effort to be concise in our plan, these five objectives, also viewed as important to East Goshen, are covered under just two headings, Section 6.1 and Section 6.2.

Unlike in other chapters within this plan update (such as Chapter 4—Natural Resources), in which clear responsibility could be assigned to just one of East Goshen's boards or commissions (the Conservancy Board, in the example cited above), energy conservation as an element of the comprehensive plan is new for the township, and no board exists which could easily claim this issue as their sole domain. Nevertheless, there is a natural fit between the topics covered in this chapter and two of the township's bodies—the Planning Commission and the Conservancy Board. As such, responsibility for implementing this chapter will fall on their able shoulders. This division of responsibilities is reflected in the division of this chapter into two sections—the first to be implemented by the Planning Commission, and the second by the Conservancy Board. Such a division, based on responsibility for implementation, will promote the use of this plan update as a working document.

Comment [TR1]: replace with automatic cross-reference

6.1. Energy Conservation and the Planning Commission

The implementation steps in this section are the responsibility of the Planning Commission. Topics covered vary widely, and are discussed in the subsections that follow.

6.1.1. Introduction to the Issue

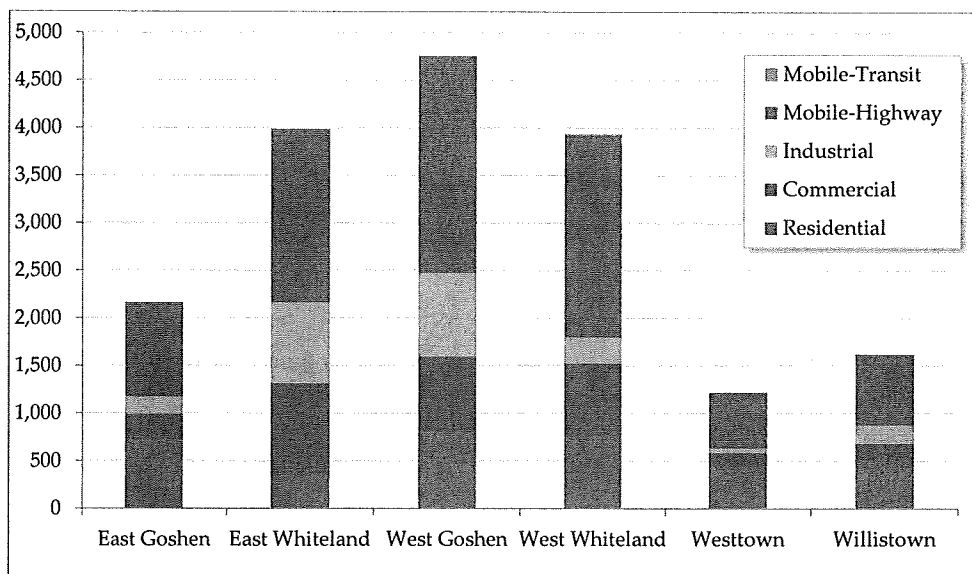
Planning for energy conservation is relatively new in the Commonwealth. As such, it is not required but rather encouraged by the Pennsylvania Municipalities Planning Code (thanks to a revision in the year 2000). Chester County's comprehensive plan, *Landscapes2*, lays out the county's plan for conserving energy in Chapter 14 of that document. It also describes a variety of steps that municipalities should consider taking to better conserve this important resource. Such steps extend well beyond simply using more efficient light bulbs and adjusting the thermostat (although they certainly include those actions). As will be discussed in greater detail in subsection 6.1.2 (validation), the manner in which land is used, and particularly the manner in which disparate land-uses relate to one another, significantly influences energy consumption, and consequently costs and emissions, patterns in a municipality.

Other topics to be presented on the following pages of chapter 6 include green buildings and the regulation of renewable energy systems, because the implementation of these recommendations would require amendments to the township Code, particularly the zoning ordinance, and actions of this nature typically require the attention of the Planning Commission first, and the Board of Supervisors second.

6.1.2. Validation of the Issue

The following charts show how energy use in East Goshen compares with its neighbors in the region. Figure 1 shows energy use by sector (ex. residential, commercial, industrial, etc.) for East Goshen and each of its immediately adjacent neighbors, in billions of BTUs (BBTU) per year. 1 BBTU is roughly the energy-use equivalent of 11 average East Goshen homes.¹ Therefore, East Goshen's total energy consumption of 2,171 BBTUs in 2010 is about equal to the energy consumption of 24,074 East Goshen homes. All data come from the Delaware Valley Regional Planning Commission's 2010 Greenhouse Gas Emissions Inventory,² or the US Census.

Figure 1. Energy Use by Sector (BBTUs).



Heating and powering homes is only the second largest energy consumer in East Goshen (see Figure 2), at 33.7% of the total. The top consumer is from automobile traffic, at 45.7%.

Interestingly, however, the *cost* of energy-use is reversed: 35.4% of East Goshen's energy costs are directed towards residential consumption, compared with 32.9% for transportation.

The commercial and industrial sectors only consume 12.1 and 8.3%, respectively; this reflects East Goshen's status as primarily a bedroom community.

Given this data, it is clear that any township efforts directed at energy conservation should target transportation and residential consumption first. This will save money and energy.

¹ East Goshen's 8,128 residences used a combined total of 733 BBTUs in 2010.

² <http://www.dvrpc.org/EnergyClimate/Inventory.htm>

Figure 2. Energy Use by Sector (as a proportion of the whole).

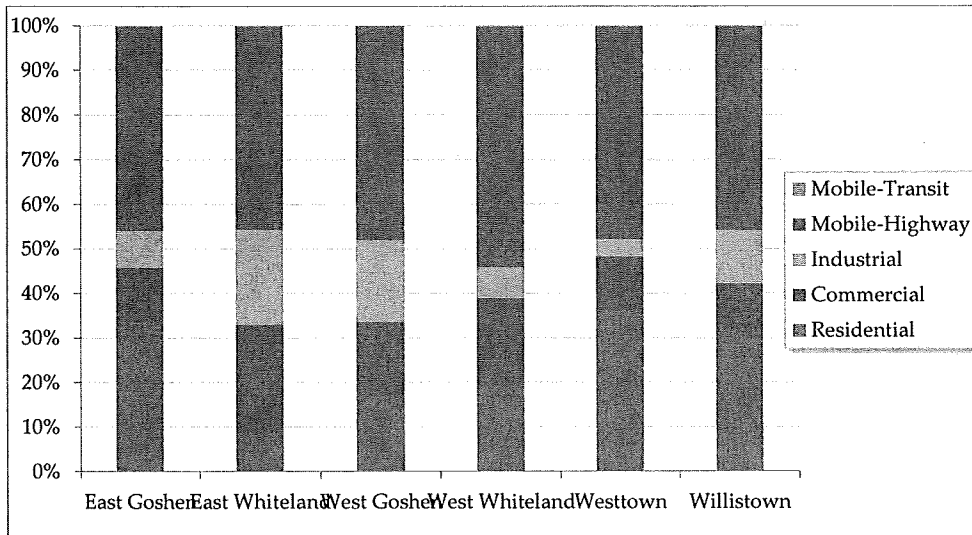


Figure 3. Energy Expenditures by Sector.

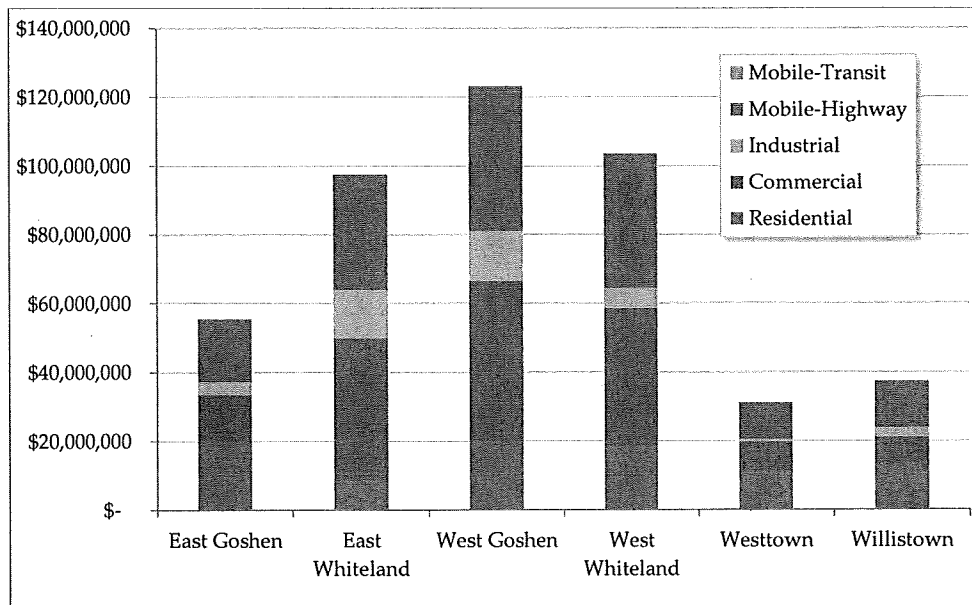


Figure 4. Residential Energy Use (BBTUs).

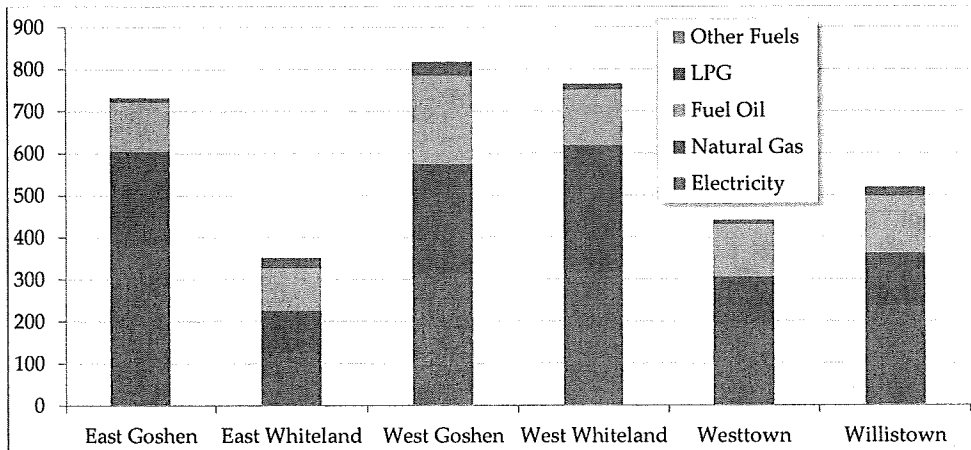


Figure 5. Residential Energy Use (as a proportion of the whole).

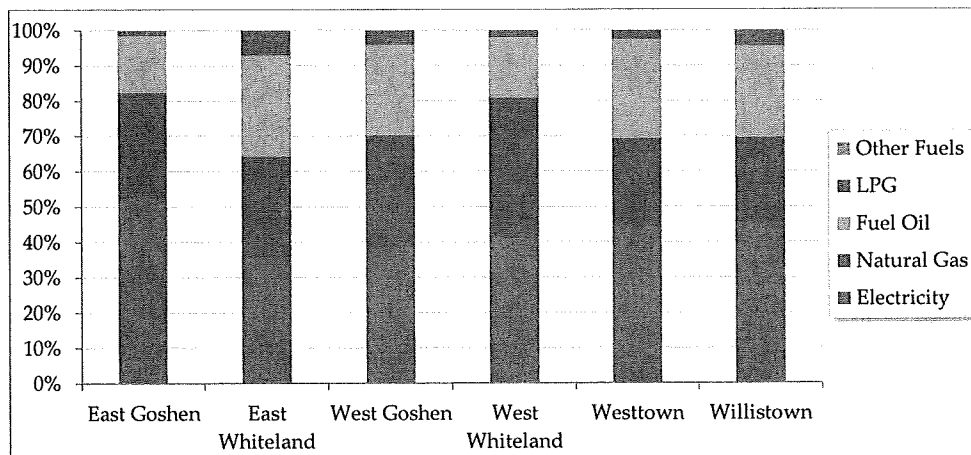
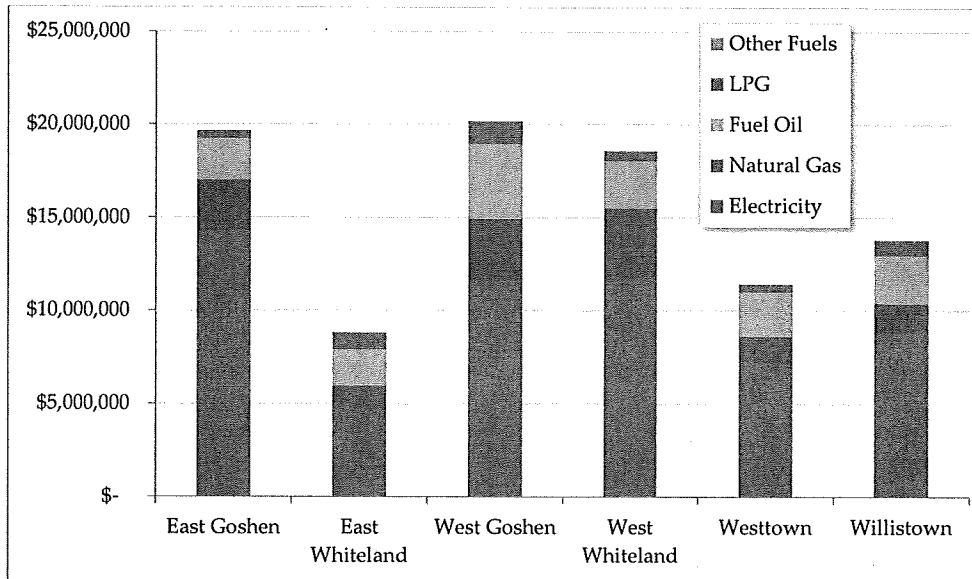


Figure 6. Residential Energy Expenditures by Fuel.



6.1.3. Vision for the Future

East Goshen Township will be a community that, through forward-thinking planning practice, conserves energy by design; and, by careful zoning, improves energy resiliency by encouraging the use of renewable energy systems.

6.1.4. Implementation Strategy

The implementation strategy for energy conservation focuses on land-use, connectivity between land-uses, green buildings and green development, and renewable energy production. The strategy is dominated by steps intended to conserve energy and use energy more efficiently at the outset, and only then to seek to offset remaining energy consumption with renewable sources.

6.1.5. Implementation Steps

The implementation steps to achieve the community's vision for energy conservation are divided into three tiers. This approach will help East Goshen advance strategically toward its vision of conserving by design and improving energy resiliency. Furthermore, each of these steps works to make the township's comprehensive plan more consistent with *Landscapes2*, the county's comprehensive plan.

6.1.5.1. Tier 1

These projects were selected as Tier 1 because they get right to the heart of the township's vision of energy conservation by design. By selecting the following projects as top-tier, the township

has indicated its intention to devote staff time and resources to seeing these implemented within the next few years.

More efficient land-use.

There are many ways land-use can be made more efficient. Increasing the density and intensity of use helps by generating the critical mass of people necessary to support local commerce, and encourages walking and cycling. Allowing uses to mix, both side-by-side and vertically ("3-D zoning") does the same. Update the Zoning Ordinance to permit development and redevelopment at higher densities and intensities in appropriate locations, such as along Paoli Pike, Route 3, and the industrial business parks. Allow multiple distinct principal uses of varying types to build a more town-like atmosphere over time. Permit 2nd- or 3rd-story residential uses in commercial and mixed-use districts.

More efficient transportation system.

East Goshen residents spend \$18.3 million on driving-related energy costs annually, consuming 993 BBTUs in the process. By making the township friendlier towards non-motorized transportation alternatives, as well as transit, this financial and energy cost can be brought down, improving the quality of life and conserving energy simultaneously. Adopt an Official Map which can help our township achieve connectivity for all users of the circulation system. Incorporate DVRPC's Smart Transportation Guidebook³ into the Subdivision and Land Development Ordinance, and use it as a reference in township transportation planning. Amend the Zoning Ordinance to require bicycle racks for appropriate commercial development such as shopping centers and health clubs/gyms, install bicycle parking facilities at township facilities accessed by the public, and encourage bike racks within the township's business parks. Connect disparate uses with multi-use trails initially by implementing the Central Chester County Bicycle and Pedestrian Circulation Plan.⁴ For new developments of a density of at least 1 DU/acre, require sidewalks on at least one side of the street; and require sidewalks on both sides of the street when residential densities are proposed at 4 DUs/ac or greater, and for new development in commercial or mixed-use districts.⁵ Finally, East Goshen will encourage other means of transportation efficiency, such as allowing for park-n-ride facilities near Route 202 and Route 3, and helping to establish employer-sponsored buses and vanpools for business park tenants interested in such options for their employees.

6.1.5.2. Tier 2

These Tier 2 projects have been identified by the Comprehensive Plan Task Force as important, either because they were identified in the Sustainable Communities Assessment or because they have been promoted by *Landscapes2*. They have been designated as Tier 2 because they do not

³ www.dvrpc.org/reports/08030A.pdf

⁴ <http://www.chesco.org/DocumentCenter/View/12219>

⁵ Pedestrian- & Transit-Oriented Design (2013). According to this reference, in one survey 87% of respondents cited sidewalk condition as an important factor in their decision of whether to make a trip on foot.

rise to the level of a Tier 1 project, or because they may lack full support for implementation (or seem especially challenging). As such, they may not be immediately viable, but their implementation is ultimately seen as benefiting the township.

More efficient parking.

While parking may seem out of place in a chapter on energy conservation, it is relevant for several reasons. First, both shared parking and on-street parking in appropriate locations can conserve land, reducing the space required to provide parking for building users. This allows different uses to be constructed closer together, thus making walking and bicycling more attractive options. Such strategies also reduce impervious cover, and thus the need for expensive basins or other stormwater management infrastructure (also conserving land). Update the Zoning Ordinance to permit on-street parking for certain types of new development to meet the parking requirements; and allow for/encourage shared parking when it can be shown that the intended users of a parking lot have complimentary use schedules.

Promote green buildings and green development.

For most people, a “green building” is the first thing they think of when asked about energy conservation and the built environment. Green buildings come in many shapes and sizes, but one convenient model to use as an example are LEED-certified buildings. LEED, or Leadership in Energy and Environmental Design,⁶ is a certification process created by the US Green Building Council (US GBC), a private non-profit dedicated to improving the environment through better, or green, building design. LEED-certified buildings must meet a wide variety of environmental standards, from occupant health to water and energy conservation. In addition to LEED-certified buildings, the US GBC has created the LEED-ND standard for new development (ND), which is essentially a certification process for a green development. Update the Zoning and Subdivision and Land Development Ordinances to provide incentives for developers and home builders to design and construct green buildings and developments. Incentives could increase density or intensity of use, loosen area and bulk requirements, reduce or expedite township permits or conditional use fees, etc. Develop simple educational materials regarding green building design to provide developers and others, and utilize local examples, such as the LEED Gold Mars Drinks headquarters, to demonstrate feasibility.

6.1.5.3. Tier 3

The remaining project identified by the Comprehensive Plan Task Force has been included as a Tier 3 project. It currently has significant obstacles or challenges that need to be overcome prior to its implementation; or it may simply be deemed not as important as the projects identified in Tiers 1 and 2. Consequently, this project may not be implemented for years after adoption of this comprehensive plan update. Priorities may change if funding sources become available or other significant factors influencing the project’s viability changes.

⁶ <http://www.usgbc.org/leed>

Improve renewable energy systems regulations.

Clear, consistent, and reasonable regulations are a key factor in the successful use of renewable energy in a municipality. Regulations should be easy to understand by property owners and renewable energy systems installers, and they should impose only reasonable restrictions to protect the health, safety, and welfare of the larger community. Update the Zoning Ordinance to specifically permit solar energy systems in the R-1 district; and update the Subdivision and Land Development Ordinance to establish a minimum percentage of solar-oriented buildings in new developments. Further update the Zoning Ordinance to permit wind energy systems in the BP, C-, and I- districts; in the lower-density R- districts; and raise the maximum height limit to a reasonable level.

6.2. Energy Conservation and the Conservancy Board

The implementation steps in this section are the responsibility of the Conservancy Board. Projects range from direct implementation to those that require further study and planning. Public outreach and environmental education also feature heavily, as they are a major part of the mission of the Conservancy Board.

6.2.1. Introduction to the Issue

East Goshen Township has already demonstrated an awareness of, and readiness to work on, sustainability generally and energy conservation particularly. In the spring of 2013, the township invested approximately \$18,000 on energy efficient lighting fixtures for the township administrative building, an investment it expects will pay for itself within four years. There are already tentative plans to extend this investment to include other township facilities within the next couple of years.

In addition to this investment, the township is in the process of designing a geothermal heating system which will reduce its annual natural gas bill to almost nothing. This investment, estimated at \$250,000 for the geothermal wells, is expected to pay itself back within nine or ten years.

Furthermore, East Goshen has placed recycling bins in the township park, and is currently investigating the use of compressed natural gas in township vehicles.

Comment [TR2]: get picture

6.2.2. Validation of the Issue

The projects identified in this section all have their origin in either *Landscapes2*, discussions with the CPTF, or the Sustainable Communities Assessment (see Appendix ____). They thus represent the consensus view of the township staff and volunteers who were assigned to produce our comprehensive plan update, their consultants, and county planning staff.

Whereas Section 6.1 focused on energy use per se, and its associated monetary costs, this section takes a closer look at the pollution that results from energy use, in keeping with the environmental mission of the Conservancy Board. The following charts and tables show the greenhouse gas emissions that result from energy use within the township, as published by the

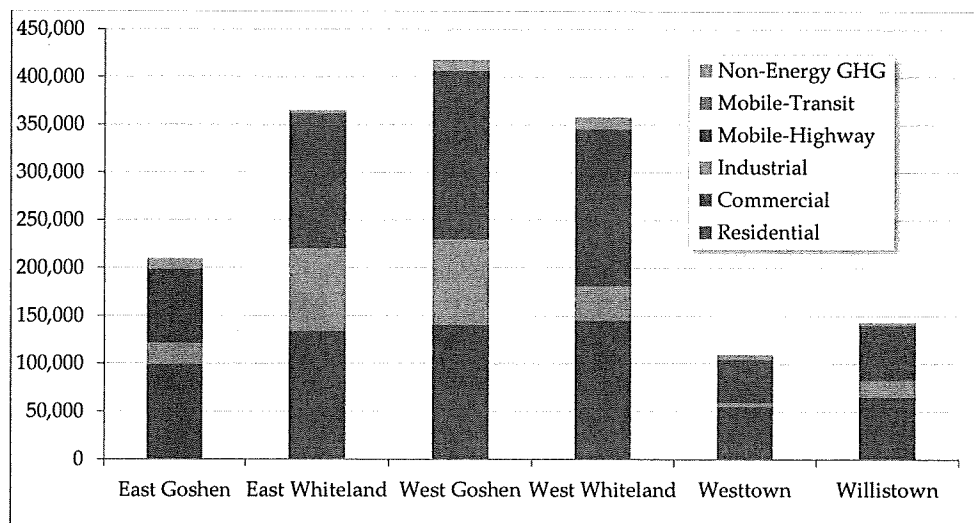
Delaware Valley Regional Planning Commission's 2010 Greenhouse Gas Emissions Inventory.⁷

Figure 7 shows greenhouse gas emissions by sector, in MMTCO₂e. MMTCO₂e is the most commonly-used unit for tracking greenhouse gas pollution, and stands for Million Metric Tons of Carbon Dioxide-equivalent (CO₂e). Because carbon dioxide (CO₂) is the most common greenhouse gas, all other greenhouse gases (GHGs) are converted to units of CO₂e. This conversion enables the creation of a simple metric.

Figure 7 shows GHG emissions by sector across the township; Figure 8 shows emissions from the residential sector, broken down by fuel; and Figure 9 along with Table 1 show non-energy GHG emissions. Such non-energy emissions include emissions from agricultural operations (soil erosion, livestock digestion, etc.); fugitive emissions (such as coolant leaks); waste management (emissions from the breakdown of municipal waste); wastewater management (emissions resulting from the processing of sewage); industrial processes (e.g. smokestacks); and LULUCF, or land-use, land-use change, and forestry. This last emission is the only category that is negative, meaning it *removes* GHGs from the atmosphere. When land use changes from an open field to a forest, carbon is being sequestered (removed) from the atmosphere, for example.

Figure 7 drives home the message from Section 6.1 that the top two sectors to consider for municipal action are residential and automobile energy use. On the residential side (Figure 8), it is clear that electricity is the top source of GHG pollution.

Figure 7. Greenhouse Gas Emissions by Sector (MMTCO₂e).



⁷ <http://www.dvrpc.org/EnergyClimate/Inventory.htm>

Figure 8. Residential Greenhouse Gas Emissions by Fuel (MMTCO₂e).

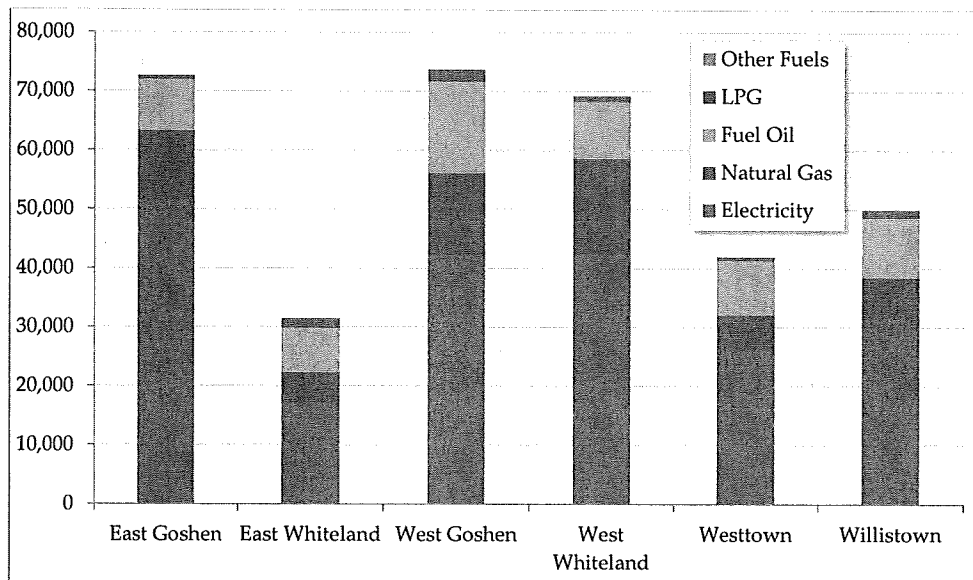


Figure 9. Non-Energy Greenhouse Gas Emissions, not including LULUCF* (MMTCO₂e).

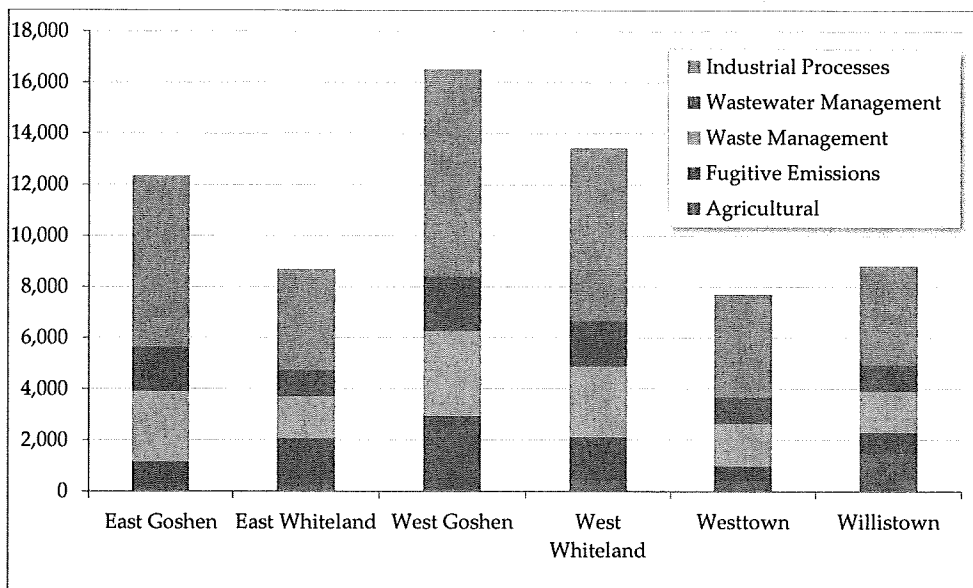


Table 1. Non-Energy Greenhouse Gas Emissions, including LULUCF* (MMTCO₂e).

	Agricultural	Fugitive Emissions	Waste Management	Wastewater Management	Industrial Processes	LULUCF*	Total
East Goshen	181	978	2,742	1,754	6,691	-1,014	11,332
East Whiteland	192	1,898	1,620	1,036	3,953	-5,752	2,947
West Goshen	92	2,854	3,326	2,127	8,116	-5,370	11,145
West Whiteland	428	1,683	2,780	1,778	6,783	-1,553	11,899
Westtown	400	593	1,647	1,053	4,019	-3,100	4,612
Willistown	1,504	819	1,597	1,021	3,896	-6,226	2,611
Total	2,797	8,825	13,712	8,769	33,458	-23,015	44,546

*Land-Use, Land-Use Change, and Forestry

6.2.3. Vision for the Future

East Goshen Township is a cutting-edge community whose sustainability policies will be an example throughout the county. Other suburban townships will look to East Goshen for ideas on how to save energy, cut costs, and cut greenhouse gas pollution in a variety of sectors.

6.2.4. Implementation Strategy

The implementation strategy for energy conservation by the Conservancy Board focuses on township practices, public outreach, waste reduction, reforestation, and planning for climate change. This strategy gives greater weight to readily-implementable, “shovel-ready” projects, while also pushing the envelope by embracing the concept of developing a Climate Action Plan (CAP) that will provide future guidance for energy-conserving works.

6.2.5. Implementation Steps

The implementation steps to achieve the community’s vision for energy conservation are divided into two tiers. This approach will help East Goshen advance strategically toward its vision of being an exemplar of sustainability, and reducing its greenhouse gas emissions.

6.2.5.1. Tier 1

These projects were selected as Tier 1 because they get right to the heart of the Conservancy Board’s mission and vision for energy conservation, and the township is willing to devote staff time and resources to seeing these implemented within the next few years.

Encourage tree-planting and reforestation throughout the township.

This implementation step builds off the step identified in Chapter 4 on page 3, and serves to highlight that the benefits of reforestation are many, and extend beyond the water quality benefits identified in that chapter. Reforestation in open space sequesters carbon dioxide. Tree-planting in private yards does this as well, while also providing energy-saving benefits if carefully planted in relation to homes or businesses. Update the Zoning or Subdivision and

Land Development Ordinances, as appropriate, to enhance landscaping requirements and riparian buffer provisions to both protect existing trees, and see new ones planted during land development. Work with local community groups to reforest areas of township- or HOA-owned open space that aren't needed for active recreation. Educate residents of the many values of trees, including their economic values. This will be an ongoing practice.

Continue improving township practices.

In addition to efforts already undertaken or currently underway, East Goshen will continue its commitment to conserving energy by establishing a minimum average fuel efficiency standard for the purchase of township vehicles, and will investigate the feasibility of purchasing a portion of its power from renewable sources. Most importantly, the township will hire an energy consultant to conduct a thorough "energy audit" of township facilities and operations to determine where energy savings may be made most efficiently. This consultant will be hired for this purpose alone, to ensure no conflicts of interest if the consultant also works with contractors. The township will establish a policy that a portion of the money saved from efficiency and conservation gains will be set aside to pay for future energy conservation projects that otherwise would seem infeasible.

Develop a Climate Action Plan.

A Climate Action Plan, or CAP, is a way for a municipality to plan strategically and comprehensively for climate change. A CAP typically includes at least two components—one devoted to strategies and actions that reduce greenhouse gas pollution, and the other to adapting to the inevitable (or already present) consequences of unavoidable climate change. A CAP can also focus just on municipal operations, or focus more broadly on emissions from the entire geographic area of the municipality. The Conservancy Board will lead an effort that cuts across all the township's ABCs and departments to develop a climate action plan whose goals will be to reduce emissions and adapt to climate change.

Educate township residents and business owners of the importance of energy conservation.

Continue to educate township residents and business owners, using a variety of media (including a revitalized township newsletter) on the importance of energy conservation. Specific areas to focus on include:

- The environmental and financial benefits of energy conservation.
- Various easy-to-implement strategies to save energy.
- The quality of municipal tap water, in an effort to reduce bottled water usage.
- The promotion of harvesting rainwater and the use of recycled water for gardening.
- The productivity gains that employers often see when the office environment is improved, particularly with respect to lighting levels and other "green building" elements.

6.2.5.2. Tier 2

These Tier 2 projects have been identified either through the Sustainable Communities Assessment or through review of *Landscapes2*, the county comprehensive plan. They have been

so designated because they do not rise to the level of a Tier 1 project, or because they may lack full support for implementation. As such, they may not be immediately viable, but their implementation is ultimately seen as benefiting the township.

Continue to improve waste management in the township.

One of the top contributors to municipal solid waste is construction and demolition materials from the home-building industry. In keeping with East Goshen's exemplary recycling efforts, the township will update its Subdivision and Land Development Ordinance to require construction materials salvage or recycling as a condition of all demolition permits and land development approvals.

Review HOA covenants.

It is not unusual for homeowners' associations' covenants to restrict common practices such as the hanging of laundry, or to require regular mowing even in common open space areas that might benefit from a different type of land management. The Conservancy Board will institute a policy that it will review all HOA covenants before the township grants subdivision or land development approval, to determine that the draft documents do not discourage any normal energy conservation practices, and permit other practices, such as seasonal mowing in meadow settings, that serve to conserve energy and preserve a more natural environment.

6.2.5.3. Tier 3

There are presently no Tier 3 energy conservation projects for the Conservancy Board.

draft
**EAST GOSHEN TOWNSHIP
COMPREHENSIVE PLAN TASK FORCE
MEETING MINUTES
October 28, 2013**

The East Goshen Township Comprehensive Plan Task Force held a regularly scheduled meeting on Monday, October 28, 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
Erich Meyer, Park & Recreation Commission
Janet Emanuel, Township Supervisor
John Stipe, Commerce Development Commission
Kathryn Yahraes, Historical Commission
Sandra Snyder, Conservancy Board

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

COMMON ACRONYMS:

<i>BC – Brandywine Conservancy</i>	<i>OSRER – Open Space, Recreation & Environmental Resources Plan</i>
<i>BOS – Board of Supervisors</i>	<i>PADEP – PA Dept of Environmental Protection</i>
<i>CCWRA – Chester Co Water Resources Authority</i>	<i>SCA – Sustainable Communities Assessment</i>
<i>CP – 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>TMDL – Total Maximum Daily Load</i>
<i>CC – Commerce Commission</i>	<i>TND – Traditional Neighborhood Development</i>
<i>DBH – Diameter, Breadth & Height of trees</i>	<i>TOD – Transit Oriented Development</i>
<i>EV – Exceptional Value</i>	<i>VPP – Vision Partnership Program</i>
<i>HQ – High Quality</i>	
<i>IBA – Important Bird Area</i>	

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.

Approval of Minutes

The Chairman noted that the minutes of September 11, 2013 were approved as corrected.

Meeting Schedule

John reviewed the meeting schedule. Kathryn will not be here in November and asked to have the discussion of historic resources changed. John agreed to change it to February 2014 and energy conservation will be discussed in November 2013.

John mentioned that in January 2014 Steve Kehs will be here to discuss economic development.

1 He also mentioned that in March 2014 Ann Toole, consultant on the Open Space, Recreation &
2 Environmental Resources Plan update, will be here to lead that discussion.
3 In May 2014, there will not be a meeting of the Task Force, since he and Tony will be working on the
4 draft of the plan.

5 6 **Plan Format**

7 John plans to put discussion of the Town Center under Park & Recreation, the bike trail and economic
8 development. The Plan update is being organized so that each of the Township's ABCs is responsible
9 for implementing a chapter's recommendations. Land Use discussion will be of land still available for
10 development and re-development.

11 He reviewed the structure of each chapter which contains Introduction to the Issue, Validation of the
12 Issue, Vision for the Future, Implementation Strategy and Implementation Steps.

13 14 **Review of Chapter 4 – Natural Resources**

15 4.1. Ridley and Chester Creeks – The PADEP determined that the water quality of the Ridley Creek is
16 impaired. Several of the Township Staff, Brandywine Conservancy members and some Conservancy
17 Board members will be meeting with the PADEP to discuss the creek's water quality. A TMDL will be
18 assigned to Ridley Creek sometime in the future. The problem is being caused by siltation. The buffer
19 will have to be reinforced with plantings. John mentioned that the Brandywine Conservancy has a tree
20 planting program in place. You just have to provide volunteers to plant the trees.

21 Tier 1 means it is an immediate priority and the CPTF feels funds are available. John feels the three,
22 Tier 1 items under 4.1.5 Implementation Steps, may be resolved before the Comp Plan update is done.

23
24 4.2. Natural Resource Conservation – Tony mentioned there will be a cross reference to the OSRER.
25 He pointed out that in the old CP protection of the serpentine outcroppings was a low priority. It has
26 been raised to a moderate priority in this update. An inventory needs to be done. Also, a definition and
27 inventory has to be done for heritage trees. Sandy explained that a heritage tree can have that
28 designation because of age, size, rareness and/or historic value. Kathryn mentioned that the CCHA had
29 a speaker that talked about heritage trees.

30 31 **Discussion:**

32 Dan suggested making "developed" read as "develop/redevelop" since there are still some areas that can
33 be developed.

34 John Stipe suggested mentioning that the Township has a Deer Program to control the deer population.
35 Sandy suggested having a definition table in the plan, although Janet likes that a definition is included in
36 the text so you don't have to look somewhere else.

37 Mark would like to use "steps" instead of "projects" throughout the text. Kathryn suggested "activities".

38 Sue asked what impact new legislation would have on the CP. John T explained that the Township
39 ordinance would be changed, if needed, but not the CP.

40 John & Tony will use some graphics from the current plan and will check to be sure the information is
41 accurate and current.

42 Sandy suggested that new members on the ABCs should have the appropriate chapters from the CP
43 included in their welcome package.

44 The Conservancy Board should review Chapter 4 (draft) at their next meeting. Sandy asked for
45 geothermal information.

1 Public Comment - Bill Egan, 1422 Mill Creek Dr., suggested that the idea of education of residents be
2 expanded to include township staff. Dan mentioned that an MS4 (storm water) permit should have work
3 sessions for residents and township staff.
4

5
6 **Adjournment**

7 The next regular meeting will be Monday November 25, 2013 at 7:00 pm and energy conservation will
8 be discussed. Dan moved to adjourn the meeting. Sandy seconded the motion. The meeting was
9 adjourned at 8:30pm.
10

11 Respectfully submitted,
12

13
14 Ruth Kiefer
15 Recording Secretary

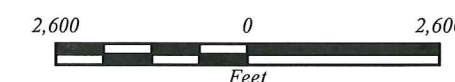
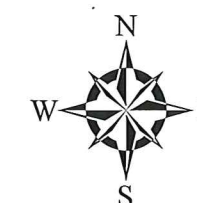
Zoning Districts & 2010 Aerial Photograph

*East Goshen Township,
Chester County*



LEGEND

- Major roads
- Roads
- Streams
- Bodies of water
- Tax parcels
- Adjacent municipalities
- Township boundary
- Zoning districts**
 - BP - Business Park
 - C-1 - Community Commercial
 - C-2 - Local Convenience Commercial
 - C-4 - Planned Highway Commercial
 - C-5 - Commercial
 - I-1 - High Industrial
 - I-2 - Planne Business / Research / Limited Industrial / Park / Residential
 - R-1 - Low Density Open Space Suburban Residential
 - R-2 - Low Density Suburban Residential
 - R-3 - R-2 - Medium Density Suburban Residential
 - R-4 - High Density Suburban Residential
 - R-5 - Urban Residential



Brandywine Conservancy
Environmental Management Center
P.O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700

Data Sources: All base data from Chester County GIS Dept., 2012.
Zoning from Chester County GIS Department, 2012.

Map created: May 31, 2013

