

**EAST GOSHEN TOWNSHIP
COMPREHENSIVE PLAN TASK FORCE
MEETING MINUTES
November 25, 2013**

The East Goshen Township Comprehensive Plan Task Force held a regularly scheduled meeting on Monday, November 25, 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
Al Zuccarello, Commerce Commission
Monica Close, Historical Commission
Sandra Snyder, Conservancy Board

Consultants present were:

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

Township Staff:

Mark Gordon, Dir. Of Code Enforcement/Zoning Officer

COMMON ACRONYMS:

BC – Brandywine Conservancy

BOS – Board of Supervisors

CCWRA – Chester Co Water Resources Authority

CP – Comprehensive Plan

CPTF – Comprehensive Plan Task Force

CAP – Climate Action Plan

CC – Commerce Commission

DBH – Diameter, Breadth & Height of trees

EV – Exceptional Value

HQ – High Quality

IBA – Important Bird Area

*OSRER – Open Space, Recreation &
Environmental Resources Plan*

PADEP – PA Dept of Environmental Protection

SCA – Sustainable Communities Assessment

SWM – Stormwater Management

TDR – Transferable Development Rights

TMDL – Total Maximum Daily Load

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.

Approval of Minutes

The Chairman noted that the minutes of October 28, 2013 were approved.

Meeting Schedule

John reviewed the meeting schedule and pointed out the changes which include:

No meetings in December 2013, February 2014 and May 2014

Review of Chapter 6 – Energy Conservation

Tony pointed out that there are two sections in this chapter. Responsibility for implementation of 6.1 is the Planning Commission. The Conservancy Board has responsibility for section 6.2.

Janet mentioned that the writing styles between Chapter 4 and Chapter 6 are very different. Chapter 4 was a more formal style which she prefers. The charts were not in color so they were difficult to read. There should be consistency in the capitalization of terms. The SCA was not approved by the Board of Supervisors and should not be included as an attachment. The descriptions of the Tiers are repeated in each section.

SCA discussion – Sandy commented that the information in the SCA contains the facts that relate to the CP. It showed where the Township needed improvement but also showed the areas that are ok. John feels the SCA was a good source of information. They will only refer to certain information in the SCA. Jeannine understood that the SCA was not going to be attached or referred to in the CP. The BC can say that they observed certain items.

Janet feels that on page 1, 2nd paragraph “...able shoulders.” and on page 13, 2nd paragraph “exemplary” voice the opinion of the writer and should be removed.

Page 2, 1st paragraph, Janet asked for clarification of the information in the sentence starting “Therefore...” John explained that the energy shown as East Goshen bars on the chart equals 24,074 East Goshen homes. The majority of the energy used in East Goshen is due to residential and transportation.

Page 6, Tier 1, Land Use – Janet asked for discussion of “a town-like atmosphere”. Al mentioned that the current retailers in the township feel we have a good mix of residential and commercial. John explained that this only means there would be a mix so you wouldn’t have to drive far to do shopping, etc.

Mark commented that the words “update” “allow” “permit” are too definite. He feels it should read “the PC should evaluate or consider...” Tony feels the Township needs to make changes to zoning in anticipation of future needs and not react to a situation when it occurs. Mark agreed that we need to consider if Goshen Village shopping center closed, what would go there. Al asked about height around the airport. Janet commented that the zoning ordinance contains the Federal restrictions.

Page 6, Transportation – Park n Ride – Janet commented that there is a Park n Ride in West Goshen. Mark commented that there are areas along Rt. 3 and near Rt. 202 where we could put a Park n Ride in East Goshen.

Bike racks were discussed. Janet pointed out that bike riding is dangerous since there are no shoulders on the roads. So, she questioned why we would put bike racks at various locations. Mark mentioned that people do ride bikes and lock them to trees, signs, etc. Bike racks look better and are safer.

Sidewalks – Janet feels we should not use the word “require”. She pointed out that sidewalks add more impervious coverage. During discussion of the calculation of impervious coverage with a developer, Dan mentioned that sidewalks don’t count in this calculation because they are usually in the right-of-way. Tony mentioned that sidewalks could be limited to high traffic streets like Paoli Pike. Dan suggested looking at the parcels left to be developed to see if sidewalks should be required for new development. Tony pointed out that this is being suggested as a Tier 1 project. Sandy mentioned that in most communities with sidewalks, the houses have a higher resale value.

Tier 2 – On Street Parking – Janet read that it should only be allowed on streets with low speed limits. Tony commented that it shouldn’t be allowed on Paoli Pike or any thru street. In some areas though, on street parking could count for off street parking. On street parking does cause people to slow down.

Green Building – Jeannine mentioned that in West Chester, if a developer wants a higher building, they must build a green LEED certified building.

Page 8 – Renewable Energy Systems – Janet protested the mention of solar energy systems in the R1 district. Sandy mentioned that there could be buildings such as a clubhouse that should use solar energy. Jeannine mentioned that there are new kinds of solar devices not just panels on a roof.

Tony mentioned that the average height of wind towers is between 85 to 100 feet and there are new, smaller wind devices too.

Recycling was discussed. It was decided to make “Develop a Climate Action Plan (CAP)” a Tier 2 item and make “Continue to Improve Waste Management” Tier 1.

The style of writing should be formal, use bullets instead of paragraphs, and remove words that express opinions.

Paoli Pike Corridor Future Planning

John led this discussion and provided 2, large scale maps of East Goshen.

Map #1 – showed FEMA floodplains. The area discussed was Paoli Pike from Reservoir Road to Rt. 352. The property on the south side of Paoli Pike at Reservoir Road contains 15 acres and is zoned R2. John commented that, in the future, R may not be the best use for this property.

Map #2 – showed the zoning districts along Paoli Pike. John pointed out that C5 doesn’t include things like a movie theater. Janet cautioned that the road system must be considered when thinking of more intense uses. Sue mentioned that we need to think of preserving as well as enhancing. Dan commented that, before considering extending the C5 zone, we must look at the uses to see if they will enhance the vision for this area. Monica commented that it could create the identity of the township.

Adjournment

The next regular meeting will be Monday January 27, 2014 at 7:00 pm. Land Use and Economic Development will be discussed. Dan moved to adjourn the meeting. Sue seconded the motion. The meeting was adjourned at 9:30pm.

Respectfully submitted,

Ruth Kiefer
Recording Secretary