

**EAST GOSHEN TOWNSHIP
COMPREHENSIVE PLAN TASK FORCE
MEETING MINUTES
January 27, 2014**

The East Goshen Township Comprehensive Plan Task Force held a regularly scheduled meeting on Monday, January 27, 2014 at 7:00 pm at the East Goshen Township building.

Members in attendance were:

Dan Daley, Planning Commission
Erich Meyer, Park & Recreation Commission
Janet Emanuel, Township Supervisor
Al Zuccarello, Commerce Commission
Chris Reardon, 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:

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

Dan 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

Dan noted that the minutes of November 25, 2013 were approved as corrected.

Meeting Schedule

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

No meetings February 2014 and May 2014

Discussion

Janet asked John if the revisions were made to Chapters 4 & 6. She would like to review them again before the complete draft document is ready. John outlined the procedure for draft review. If an ABC receives the chapter to review before their meeting, then their rep will bring their comments to the TF meeting. If they receive it after their meeting, they should give their comments to Mark Gordon. John will take all of the comments and make changes all at one time. In June he will have the complete draft document ready for the TF to review. Then, after review by the Planning Commission, the document will go to the Board of Supervisors. Janet asked that the Board of Supervisors get the chapters as they are done instead of all at one time. John agreed to do that.

Update on PADEP impairment status for Ridley and Chester Creeks

John mentioned that Chapter 4 covered the change in status of the Ridley and Chester creeks. They met with DEP reps (2 stream biologists) last week. The reason for the change of status to “impaired” is that DEPs stream testing methodology has changed and is more detailed and accurate. Unfortunately the results can’t be compared to past results since the method used wasn’t the same.

Dan asked if they mentioned stream bank erosion. Mark commented that there is a need to reduce the amount of storm water coming out of the basins. One area of concern is above the Hershey Mill Dam. The Township will consider doing its own sampling. There are 2 sampling sites in the East Goshen area.

Sandy explained that when they do sampling, they often test at the beginning and end of the sediment area in the stream and, if it is red, they assume the entire creek is red. The Township should contact CRC. John will update Chapter 4 with this new information.

Review of Chapter 2 – Economic Development

John mentioned that this chapter was written mostly by Steve Kehs, who could not be at this meeting. John and Tony worked with the Commerce Commission and made the chapter apply more to East Goshen. Janet feels a lot of the information should be in the appendix. Al agrees. He feels there are some things in it that seem to go beyond the Commission’s mission. He asked if pages 1-22 can be condensed to about 7 pages. He feels the chapter should include pertinent items that we will probably do. Janet pointed out that, #9 on the chart on page 13 mentions moving the public buildings to make more room for commercial. This should be deleted since this won’t happen.

John commented that pages 13-19 were given to the Commerce Commission in November but he received no comments from them, so this is what Steve wrote.

Al mentioned that there are no changes expected along Rt. 3. The Fire Company would have to look at their land and determine what they could sell to enhance the parcels along Rt. 3.

Al also mentioned that the Industrial Parks are occupied 100%. He would like to see Paoli Pike dressed up via signage and landscaping. Traffic is going to be a concern.

John agreed that pages 1-13, with the charts, could be put in the appendix.

Dan commented that if the information on pages 13-22 is good, then we need to figure out how it will be done; i.e. just the Commerce Commission, with township staff or with consultants.

Sandy suggested that they look at it to see how they would delegate these items.

Al will review this chapter with the Commission and get comments to John.

Review of Chapter 3 – Land Use

John tried to pick issues that were previously discussed. He supplied a proposed Future Land Use Map and selected the following 3 areas to cover in this chapter:

3.1 Paoli Pike Corridor

3.2 Vacant and Underutilized Properties

3.3 Accommodating Future Industrial Park Needs

John feels the Paoli Pike Corridor is more personal than Rt. 3, with its beautiful vistas, etc.

On page 2, Dan suggested changing “portions” to “segments”. Dan pointed out that the trail at Paoli Pike and Ellis Lane, to the WCASD fields, is school district property and not for public use. If a trail is connected to this, an easement would be needed.

Page 2, Last line – delete “East High School”

Page 3, 1st paragraph, last line change “an auto-service” to “a gas station”

Page 3, 2nd paragraph, 2nd line – delete “next”

4th line – change “trade school” to “charter school”

5th line – delete “auto-oriented”

7th line – change “Goshen Valley” to “Goshen Village”. John will check the entire document and make this change.

8th line – delete from “due to.....landowner.”

Page 3, 4th paragraph, from 6th to 11th line delete from “This parcel’s..... accommodate”.

Dan suggested using a property’s parcel number instead of names; i.e. Hicks Farm. John will do this. John will include a key listing of acronyms.

Page 4, 1st paragraph, line 12 – change Peppermill to 2 words; change “which the” to “whose”

2nd paragraph, 2nd line – separate “or” and “redevelopment”

3rd paragraph, 10th line – change “municipal campus” to “park”

Page 5, 1st paragraph, 2nd line – remove “cyclists”

2nd paragraph, 2nd line – after “banners” add “on lamp posts”

4th line – after “lighting” add “to improve the streetscape”

Last line – after “square” delete “where.....held.”

3rd paragraph, 4th line, change the school of rock to “the Rock School of Dance”

Last 2 lines – delete from “A new.....meetings.”

Page 6 – Switch Tier 1 and 2

Page 7, 1st paragraph, 2nd line – delete “Route 352” add “Applebrook Park”

Page 9, sec. 3.2.4. delete last line – from “The future.....designated parcels.”

Page 11, sec.3.3.2. 1st line – change “over” to “approximately”; delete (?)

3rd line – remove “and Paoli Pike”

2nd paragraph, last line – Move “both its buildings and grounds” from the end to after “making”

3rd paragraph, 11th line – remove from “That owner.....manufacturing facility”

Page 12, 1st bullet – “Modify zoning.....entities” Dan feels this should be in Tier 2.

John asked everyone to compare the proposed Future Land Use Map to the current one for discussion at the next meeting. Also, at the **next meeting on March 24**, Ann Toole, consultant for the Open Space Plan Update, will write a chapter for the Comp Plan which will be discussed at this meeting.

Adjournment

The next regular meeting will be Monday March 24, 2014 at 7:00 pm. Dan moved to adjourn the meeting. Janet seconded the motion. The meeting was adjourned at 10:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary