

**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, 1<sup>st</sup> paragraph, last line change “an auto-service” to “a gas station”

Page 3, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> line – delete “next”

4<sup>th</sup> line – change “trade school” to “charter school”

5<sup>th</sup> line – delete “auto-oriented”

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

8<sup>th</sup> line – delete from “due to.....landowner.”

Page 3, 4<sup>th</sup> paragraph, from 6<sup>th</sup> to 11<sup>th</sup> 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, 1<sup>st</sup> paragraph, line 12 – change Peppermill to 2 words; change “which the” to “whose”

2<sup>nd</sup> paragraph, 2<sup>nd</sup> line – separate “or” and “redevelopment”

3<sup>rd</sup> paragraph, 10<sup>th</sup> line – change “municipal campus” to “park”

Page 5, 1<sup>st</sup> paragraph, 2<sup>nd</sup> line – remove “cyclists”

2<sup>nd</sup> paragraph, 2<sup>nd</sup> line – after “banners” add “on lamp posts”

4<sup>th</sup> line – after “lighting” add “to improve the streetscape”

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

3<sup>rd</sup> paragraph, 4<sup>th</sup> 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, 1<sup>st</sup> paragraph, 2<sup>nd</sup> 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. 1<sup>st</sup> line – change “over” to “approximately”; delete (?)

3<sup>rd</sup> line – remove “and Paoli Pike”

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

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

Page 12, 1<sup>st</sup> 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