



**BRANDYWINE
CONSERVANCY**

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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

DATE: June 13, 2014

SUBJECT: Task Force Materials for 2015 Comprehensive Plan

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

Happy summer! Attached to this memo are several items for you to review and bring to our meeting Monday evening, June 23rd, 2014: 1) a draft task force meeting agenda; and 2) revised draft Chapters 1, 3, 4, 5, and 6.

Since our last task force meeting (in March), it became apparent to members of the Board of Supervisors that the plan was “off track” with respect to Board expectations for the update. Consequently, two clarification meetings were held, and a new course of action, and a revised plan format, were prescribed. The 2015 Plan’s format will now closely reflect that of the adopted 2005 Comprehensive Plan, and the attached revised drafts are consistent with this direction. The following additional direction was provided:

- Chapter 1, Introduction, will present an overall township goal and brief discussion of that goal, and will list supporting goals for the other plan chapters.
- Each of the 8 plan chapters to follow will have a goal for that chapter that supports the overall goal, followed by supporting objectives, recommendations, and action items. Use of “prose” in these chapters will be limited to a brief summary of the chapter goal and any objective.



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- Because this is an update of the 2005 Plan, goals, objectives, recommendations and actions from the 2005 Plan should be carried over to the 2015 Plan, but this Plan should also be “visionary” in scope.
- Different that the earlier draft, a chapter on community facilities and services, and a chapter on transportation, will be included in the 2015 Plan.
- The final plan chapter, Action Plan, will present an implementation matrix that includes each of the plan chapters’ recommendations and action items, timeframe for completion, township responsibility, and method of implementation.
- A plan appendix is an appropriate location for supportive text, maps, figures, and charts for the main plan chapters.

Our upcoming meetings, including that scheduled for June 23rd, are essentially final opportunities for the task force to comment on the individual plan chapters before the complete draft is produced. At that time, the task force will be provided an opportunity to review the complete draft and provide, what is hoped to be at that point, minor comments.

I will bring a revised Task Force Meeting Schedule and Topics for Discussion to our June 23rd meeting to review/discuss. In essence, six months have been added to this effort, with the new goal of Board of Supervisors adoption of the 2015 Comprehensive Plan by roughly this time next year. A VPP Grant extension has been requested.

Also, Tony Robalik of my staff accepted a planning position in northern Virginia back in early May and has since departed the Conservancy. I will miss his help on this plan, and am in the process of hiring his replacement. Thank you very much, and we’ll see you Monday night, June 23rd, 2014, starting at 7:00 p.m. This will be a full meeting with much to discuss in two hours!

Attachments (6)

AGENDA

COMPREHENSIVE PLAN TASK FORCE MEETING #12

2015 COMPREHENSIVE PLAN EAST GOSHEN TOWNSHIP

June 23, 2014

ITEMS

- 1. Review and Discussion of Revised Task Force Meeting Schedule and Topics for Discussion**
John Theilacker
- 2. Review, Discussion and Task Force Comments on Revised Draft Chapter 1, Introduction**
John Theilacker
- 3. Review, Discussion and Task Force Comments on Revised Draft Chapter 4, Natural Resources**
John Theilacker and Sandy Synder
- 4. Review, Discussion and Task Force Comments on Revised Draft Chapter 5, Cultural (Historic and Scenic) Resources**
John Theilacker and Chris Reardon
- 5. Review, Discussion and Task Force Comments on Revised Draft Chapter 6, Energy Conservation Plan**
John Theilacker
- 6. Review, Discussion and Task Force Comments on Revised Draft Chapter 3, Land Use.**
John Theilacker, Dan Daley, and Susan Cary
- 7. Public Comments**
Susan Cary
- 8. Adjourn**

Chapter 1

Overall Plan Goal and Plan Content

Overall Goal. Be one of the premier suburban communities in Chester County.

Through development and implementation of the 2015 East Goshen Township Comprehensive Plan, the Board of Supervisors can continually improve the quality of life available to East Goshen's citizens. This Plan has been prepared to anticipate and address change in the township in positive and sustainable ways.

In support of the Township's overall goal, eight additional goals on economic development, land use, natural resources, cultural resources, energy conservation, open space and recreation, transportation, and community facilities and services, are included in the 2015 Comprehensive Plan. Each of these goals corresponds to a Plan chapter, and each goal is followed by corresponding objectives, recommendations, and action steps. These goals are also summarized below. The final chapter presents an implementation matrix that lists the specific recommendations and action items from each of the previous chapters. It also assigns for each action item: a timeframe for completion, a priority ranking, a board, committee, commission, or staff responsibility for implementation, and the preferred method of implementation. Each year the Board of Supervisors will work with its appointed authorities, boards, and commissions. (ABCs) to assign action items for completion during the calendar year.

The following nine Plan chapters are designed to be clear and concise. To learn more about the content in each chapter, the Plan Appendices provide additional background, tables, figures, and maps. In addition, Chapter 7, Open Space and Recreation, is a summary of the separately adopted East Goshen Township 2014 Open Space and Recreation Plan which can be found along with this Plan on the Township website.

This 2015 Comprehensive Plan replaces the township's 2005 Comprehensive Plan. The 2015 Plan has a 20-year horizon, and can provide the Board of Supervisors and its ABCs with background and guidance needed to perform their governing or advisory responsibilities. The 2015 Plan is a guide for the township's future, and may be amended from time to time by the Board of Supervisors.

Chapter Goals

Chapter 2. Economic Development Goal – Promote development and redevelopment opportunities that sustain the local economy, complement the township's quality of life, and continue to make East Goshen a great place to live and work.

Chapter 3. Land Use Goal – Provide for a diverse mix of residential, commercial, and other land uses that will help satisfy township and regional needs, continue to build "community", and reflect the township's suburban character while respecting its natural and historic resources.

Chapter 4. Natural Resources Goal – Preserve natural resources in the township, and restore resources where opportunities exist, for the benefit of existing and future generations.

Chapter 5. Historic and Scenic Resources Goal – Protect from loss historic and scenic resources in the township for the benefit of existing and future generations.

Chapter 6. Energy Conservation Goal – Encourage the conservation of energy and use of renewable energy systems.

Chapter 7. Open Space and Recreation Goal – *(to be provided by Ann Toole)*

Chapter 8. Community Facilities and Services Goal – Provide public services and infrastructure to insure the health, welfare and safety of East Goshen’s residents and businesses.

Chapter 9. Transportation and Circulation Goal – Provide for a transportation and circulation system capability that optimizes mobility, insures safety, and minimizes congestion.

Public Participation

To develop the 2015 Comprehensive Plan, the Township Board of Supervisors established a Comprehensive Plan Task Force (CPTF) and appointed members from each of its advisory boards, commissions, and committees. These representatives and their affiliations are summarized on the inside cover page of this Plan. A member of the Board of Supervisors was also a voting member of the Task Force. This Task Force was supported by township staff and township consultants, and additional input and guidance was provided by the Chester County Planning Commission staff.

The 2015 Comprehensive Plan reflects the needs and desires of East Goshen Township residents and business owners. Public input and participation during the Plan’s development were provided by:

- broad Task Force representation;
- publicly advertising each planning work session of this Task Force;
- conducting an extensively advertised community visioning session on June 3, 2013, specifically designed for the comprehensive plan update, where East Goshen residents were engaged in a series of questions focusing on land use, housing, environment, economic development;
- posting Task Force work session minutes and comprehensive plan work products on the township website;
- through the township’s Commerce Commission, holding two special-invitation forums for East Goshen business and corporate leaders at Hershey’s Mill Country Club

specifically for the purpose of gaining invitees' input for use in the comprehensive plan update; and

- through formal public meetings and hearings advertised by the township and held prior to Board of Supervisors' adoption of the 2015 Comprehensive Plan.

Chapter 3

Land Use

Goal 3. Provide for a diverse mix of residential, commercial, and other land uses that will help to satisfy township and regional needs, continue to build “community”, and reflect the township’s suburban character while respecting its natural and historic resources.

East Goshen Township is one of the West Chester region’s premiere suburban communities because of its mix of established and new residential neighborhoods that provide residents of all ages with a comfortable living environment. Convenient access to commercial services, good schools, employment centers, municipal government, emergency services, natural and historic resources, and a wide range of recreational activities help define East Goshen’s desirability for home and business investment. Only a few vacant parcels remain in the township for new development, placing some pressure on underutilized parcels and older residential and non-residential areas to accommodate growth.

Objective 3.1 – Proposals for development of remaining vacant and underutilized lands, or for redevelopment of any land in the township, should further the overall and supporting goals of this Plan.

As noted in Appendix __, Land Use, ____ acres of land in the township are potentially available for new development, and population forecasts contained in Appendix ____ predict continued growth. New development through the infilling of vacant lands, and expansion of, or redevelopment of, underutilized properties, will occur in the future. This new growth can be managed in beneficial ways to sustain, even enhance, the current quality of life. In doing so, the Board of Supervisors will use its comprehensive plan, as well as rely on the help of ABCs for land-use and other decisions.

Recommendation 3.1.1 – Support, through timely implementation, the recommendations of the 2015 Comprehensive Plan, in order to effectively respond to new land use proposals and manage growth more sustainably.

Action Item 3.1.1A – On an annual basis, seek from the ABCs plan implementation recommendations from chapter 10 for action during the following year.

Action Item 3.1.1B – Prioritize and assign for action by the ABCs implementation recommendations and action items as work plan and budget allow.

Action Item 3.1.1C – Consider, and take action on, recommendations from ABCs that help to implement the comprehensive plan.

Action Item 3.1.1D – Obtain plan implementation status reports from the township manager and other department heads on at least a bi-annual basis.

Objective 3.2 – Provide various housing options for a diverse and aging population.

The township has an extensive amount of single-family detached housing on individual lots. In addition, the township is home to Hershey's Mill, a large, senior-oriented, gated residential/golf course community offering a mix of housing options. Higher-density housing in the form of townhomes and garden apartments are primarily clustered along West Chester Pike (Route 3) at the southern end of the township. National housing trends show a future need to accommodate residents who want to remain in the township as they grow older, but due to various reasons, may be unable to remain in their current home. Also, these same trends show that some children of township families who have gone off to college are increasingly likely to return to their parents' home after graduation. And, workforce housing is largely limited to rental of older housing stock in the township.

Recommendation 3.2.2 – Insure that the zoning ordinance permits housing choices for changing demographics and income diversity.

Action Item 3.2.2A – Consider updating residential zoning districts to allow smaller residential lots, multi-generational homes, principal and accessory residential dwellings on the same lot, residential dwellings on upper floors of commercial or institutional uses, and other forms of housing designed to address new population demographics.

Action Item 3.2.2B – Plan for areas of greater concentration of residential housing in the township, preferably near existing or planned commercial services, recreational space, good access to transportation options, and where infrastructure capacity exists or is planned. (See Chapter 6, Energy Conservation.)

Action Item 3.2.2C - Review zoning regulations for provisions that may inhibit affordable housing development or redevelopment and revise to support workforce and other affordable housing needs.

Objective 3.3 – Preserve the character and diversity of existing residential neighborhoods.

Recommendation 3.3.1 – Adopt design provisions in zoning or subdivision and land development ordinances that encourage flexibility for small lot infill opportunities while maintaining neighborhood character.

Action Item 3.3.1A – Encourage cluster development in areas of the township designated Low Density (LD) residential on the Plan's Future Land Use Map in order to better protect existing historic structures and natural resources that otherwise permitted by conventional, lot-by-lot, subdivisions.

Action Item 3.3.1B – Review and revise the existing lot area, width, and yard regulations of the R-3, Medium Density Residential District to reflect the existing lot sizes within the district.

Action Item 3.3.1C – Utilize the input of the township's Historic Commission and the Conservancy Board during review of sketch, preliminary, and final land development plan applications, as well as for variance, special exception, and conditional use applications with historic- or environmentally-related issues.

Action Item 3.3.1D - Review area and bulk regulations, and impervious coverage limitations in the residential zoning districts and remove obstacles to appropriately design infill development.

Recommendation 3.3.2 - Encourage rehabilitation of housing in older, transitional neighborhoods.

Action Item 3.3.2A - Obtain, post, and update rehabilitation contacts, information pamphlets, and applications materials at the township building.

Action Item 3.3.2B - Publish contact information in the township newsletter and on the township website.

Action Item 3.3.2C - Encourage redevelopment of existing housing stock and development of vacant sites in older neighborhoods by providing for flexibility in the types of residential uses permitted, and relaxing bulk and area requirements of the zoning ordinance through approvals of modifications when appropriate.

Recommendation 3.3.3 - Strengthen enforcement of building and maintenance codes.

Action Item 3.3.3A - Train code enforcement employees on all elements of the Uniform Construction Code (UCC).

Action Item 3.3.3B - Review and update procedures to guide Township enforcement of building maintenance codes.

Action Item 3.3.3C - Address adaptive use of historic structures through compatible provisions of the building code element of the UCC and provisions of Chapter VI, Historic Preservation, of the Zoning Ordinance.

Objective 3.4 - Retain the Paoli Pike corridor as a key defining feature of East Goshen Township, connecting a variety of natural and built landscapes, and providing a sense of place that sustain this premier suburban community into the future.

Paoli Pike offers a timely opportunity to help sustain the township's overall goal of high quality of life and economic prosperity. Travelers of this pike experience the full gamut of township landscapes, including agricultural, natural, residential, high-tech/office, retail shopping, municipal, and recreational. Unlike the West Chester Pike (Route 3) corridor, the Paoli Pike corridor can, through careful planning, management, and enhancements: a) distinguish the township's unique character among other developed municipalities of the region into the future; b) encourage continued investments in corridor's built environment; and c) provide for vehicles, cyclists, joggers, and pedestrians.

Recommendation 3.4.1 - Explore the engineering feasibility of the Chester County multi-purpose trail to be proposed parallel to, and separated from, Paoli Pike.

Action Item 3.4.1A - Seek available funding from DVRPC or Chester County to finance preliminary engineering of a multi-purpose trail and, with funding, contract with a suitable consultant to perform the work. *(Ideally, work on this trail should be*

coordinated closely with the circulation and design study recommended for the Paoli Pike corridor.)

Action Item 3.4.1B – If determined feasible, seek funding for the construction of a multi-purpose trail in one or more phases.

Recommendation 3.4.2 – Explore design improvements at key locations along and proximate to the Paoli Pike corridor.

Action Item 3.4.2A – Work with the Chester County Planning Commission and DVRPC to identify, and secure, funding for a Paoli Pike circulation and design study.

Action Item 3.4.2B – With funding, solicit proposals from qualified consultants and contract with a suitable consultant or team that will study/address intersection modifications, streetscape enhancements, access management, sidewalk construction, and enhanced bicycle circulation.

Action Item 3.4.2C – Identify priority projects stemming from the study.

Action Item 3.4.2D – Create a funding strategy to advance project implementation.

Recommendation 3.4.3 – Create a sense of place along the Paoli Pike corridor that helps to define the township and promote good wayfinding.

Action Item 3.4.3A – Define principal points of interest and destinations to be identified within the Paoli Pike corridor.

Action Item 3.4.3B – Identify principal wayfinding, gateway, landscaping and design needs to enhance the Paoli Pike corridor (and other key roadways in the township), and develop a wayfinding logo, signage, and other project design materials.

Action Item 3.4.3C – Identify funding sources for wayfinding, gateway, and other design recommendations.

Action Item 3.4.3D – Prioritize and construct projects once funding is secured.

Recommendation 3.4.4 - Hold a workshop to develop a unifying design concept for a town center within the triangle of land formed by Paoli Pike, Route 352, and Boot Road.

Action Item 3.4.4A - Hold a workshop to invite members of the public, design professionals, business owners, community leaders, and public officials to develop a common design concept and parameters for an East Goshen Town Center. This workshop should incorporate:

- Small group sessions with design professionals to identify the existing assets and concerns of the public;
- Meetings with triangle landowners to determine their interest/ideas for the town center
- Potential design solutions to unify the town center
- Linkages to the Paoli Pike Corridor concept plan
- Ordinance amendments to address the design recommendations
- Design elements to consider include: the potential mix of land uses, access control issues, reuse opportunities, pedestrian/bicycle connections to the town center and township park, and site design standards.

- Provide a growth plan to maintain the economic viability of the Goshen Village Shopping Center.

Action Item 3.4.4B - Publish the results of the public design workshop in a summary report, and determine next steps for implementation of the concept plan.

Objective 3.5 – Promote redevelopment of the township’s commercially zoned areas with sustainable uses that enhance the community’s character.

Recommendation 3.5.1 – Designate existing, commercially zoned areas for appropriate redevelopment, and create incentives to attract private investment.

Action Item 3.5.1A – Develop corridor design plans for commercial segments of West Chester Pike (Route 3) and Boot Road, including input from local business owners. These corridor design plans should incorporate access management, landscaping, pedestrian/bicycle facilities, driveway access, signage, and lighting designs to create a unified design approach to these entry corridors.

Action Item 3.5.1B – Publish recommendations of the corridor design plans for future development of vacant and underutilized sites in the form of design guidelines.

Action Item 3.5.1C – Consider adoption of an Official Map to help capture needed public rights-of-way.

Recommendation 3.5.2 -Adopt design standards linked to land development approvals that create unifying visual features within existing commercial districts, primarily through landscaping, access control, sign regulation, and pedestrian/bicycle facilities.

Action Item 3.5.2A - Provide greater flexibility in the use of common driveways, including providing design or use incentives that allow for business owners to redesign existing parking areas to create greater driving and access safety. Incentives could be tied to reductions in landscape buffer requirements, setbacks, or parking reductions.

Action Item 3.5.2B - Establish a shared parking strategy that reduces the number of total parking spaces required for adjacent commercial and noncommercial uses. This strategy would incorporate a calculation that identifies peak hours of operation of adjacent uses, and uses this to identify the number of adjacent parking spaces that could be shared, thus reducing overall parking requirements. (See also Chapter 6, Energy Conservation.)

Action Item 3.5.2C - Re-examine existing minimum parking requirements and, using the most recent available parking generation data, reduce the amount of parking required.

Action Item 3.5.2D - Encourage alternative paving of parking areas to include limited use of porous paving systems.

Action Item 3.5.2E - Develop and approve a sign plan in accordance with a Corridor Design Plan.

Action Item 3.5.2F - Review landscaping regulations to provide more flexibility in the design and improvement of nonconforming and combined sites.

Action Item 3.5.2G - Consider increase in structure height in commercial districts to reduce impervious coverage and increase open space.

Objective 3.6 - Develop innovative design standards for future development and redevelopment that minimize impact on the environment and maximize preservation of open space.

Recommendation 3.6.1 - Amend cluster design regulations to create a site design “blueprint” that defines future design parameters for new residential, commercial, and industrial development.

Action Item 3.6.1A - Develop and adopt cluster design regulations appropriate to the Business Park (BP) district.

Action Item 3.6.1B - Consider cluster design as a by-right development process, with the current conventional design process converted to a conditional use approval process.

Action Item 3.6.1C - Consider raising the minimum common open space requirement to 50% for residential development, with a smaller percentage for commercial and industrial cluster development.

Action Item 3.6.1D - Ensure common open space includes natural resources that connect to form natural corridors for wildlife habitat. (See also Chapter 4, Natural Resources.)

Recommendation 3.6.2 - Evaluate the Zoning Ordinance’s single-family open space development option for use within residential zoning districts.

Action Item 3.6.2A - Evaluate the single-family open space development provisions and determine the need for possible changes.

Action Item 3.6.2B - When open space development applications are filed, consider utilizing planning consultants experienced with the open space subdivision tool to help guide developers to produce more desirable designs, and use the conditional use process for the imposition of appropriate development conditions.

Objective 3.7 - Retain and attract new corporate investment in the business parks.

Recommendation 3.7.1 - Create opportunity for greater use flexibility and new amenities in existing corporate/business/industrial parks.

Action Item 3.7.1A - Modify zoning to provide for retail stores as part of individual corporate facilities or stand-alone entities.

Action Item 3.7.1B - Expand densities in the business parks by providing for additional stories or a larger building footprint to accommodate business expansion.

Action Item 3.7.1C - Explore the need for zoning district amendments to allow uses such as helipad, hotel, restaurants, gyms, fitness centers or health clubs, daycare, and other service-oriented business uses in the township’s industrial and business park districts.

Objective 3.8 - Encourage higher density uses along major roads and highways.

Recommendation 3.8.1 - Encourage multi-story development of commercial areas to create greater diversity of use.

Action Item 3.8.1A - Evaluate the restriction allowing only one principal use per commercial lot and revise C-4 district area and bulk standards to reflect additional potential uses and multi-use development.

Action Item 3.8.1B - Consider an increase in structure height to reduce impervious surface and increase open space.

Objective 3.9 - Encourage and support regional planning initiatives that promote best planning practices.

Recommendation 3.9.1 - Adopt revisions to the zoning ordinance when necessary to provide for general consistency with adjacent municipalities' comprehensive plans and zoning ordinances.

Action Item 3.9.1A - Update the zoning ordinance as necessary to address incompatible land uses along the township's borders.

Recommendation 3.9.2 - Continue participation in the West Chester Regional Planning Commission (WCRPC).

Action Item 3.9.2A - Continue to coordinate planning initiatives and studies with member municipalities in the WCRPC.

Action Item 3.9.2B - Support development of a regional comprehensive plan.

Action Item 3.9.2C - Support development of other regional initiatives of interest to East Goshen Township.

Recommendation 3.9.3 - Continue participation in the West Chester Area Council of Governments (WCACOG).

Action Item 3.9.3A - Continue to coordinate services and training with member municipalities in the WCACOG.

Action Item 3.9.3B - Advocate for the WCACOG to become a leading organization for the coordinated planning of services and decision making.

Recommendation 3.9.4 - Maintain consistency with *Landscapes2* and coordinate planning efforts with Chester County.

Action Item 3.9.4A - Continue to participate in the Vision Partnership Program (VPP) provided by the County to coordinate the development of consistent plans and regulations in keeping with the mandates of *Landscapes2*.

Chapter 4.

Natural Resources

Goal 4. Preserve natural resources in the township, and restore resources where opportunities exist, for the benefit of existing and future generations.

East Goshen Township possesses important natural resources that contribute to the overall goal of being one of Chester County's premier suburban communities. These natural resources include vegetated floodplains, surface water features (streams, ponds, lakes), alluvial and hydric soils, wetlands, wooded areas and specimen trees, steeply sloped lands, serpentine rock outcroppings, a limited amount of remaining prime farmland soils, and wildlife common to Pennsylvania's more developed areas. More can be learned about these natural resources by reviewing Appendix ___ of this Plan. Some of the township's natural resources have been degraded or lost over time by changes in land use and land management practices. Excellent opportunities for restoration of degraded resource areas exist in the township, and can be more effectively achieved through broad partnerships and support.

Objective 4.1 - Improve the stream quality of Chester and Ridley Creeks.

Chester and Ridley Creeks, the township's two main surface water features, flow from north to south through the township, and their watersheds include all township land (see Map ___ in Appendix ___). Ridley Creek is a Special Protection – High Quality (HQ) stream, and special regulations are in-place at the state level to protect it from degradation. The township is also somewhat unique in that much of the floodplain associated with these two streams is owned by the municipality. Even still, both the Chester and Ridley have recently been downgraded from water-quality attaining to non-attaining by the Pennsylvania Department of Environmental Protection (PADEP). Within the township, these stream impairments are most likely due to older land developments and either non-existent, or poorly designed, stormwater management controls, that impact these streams through stormwater discharge.

Recommendation 4.1.1. – Identify measures that the township and its watershed partners, such as the Chester-Ridley-Crum Watershed Association, can implement to improve the water quality of Chester and Ridley Creeks.

Action Item 4.1.1A – Form a watersheds partnership to identify and prioritize steps to improve water quality for the township's portions of Chester and Ridley Creeks.

Action Item 4.1.1.B – Retrofit existing, underperforming stormwater facilities through watershed partnership efforts.

Action Item 4.1.1.C – Consider initiating a water quality testing program for Chester and Ridley Creeks managed by the township or watersheds partnership.

Action Item 4.1.1.D – Reforest lands that drain to Chester or Ridley Creeks through watersheds partnership initiatives and landowner coordination.

Recommendation 4.1.2 – Improve township regulations and the development review process to increase stream and water quality protection at the time of new or re-development.

Action Item 4.1.2A – Evaluate the zoning ordinance and subdivision and land development ordinance and consider changes to existing provisions that reduce stormwater run-off and utilize a site's natural features to capture/infiltrate stormwater.

Action Item 4.1.2B – Consider adding to the zoning ordinance forested riparian buffer protection and restoration provisions that would apply to all water bodies and wetlands at the time of building and zoning permit approvals, conditional use, special exception, and variance approvals, and subdivision and land development approvals.

Action Item 4.1.2C – Update, as necessary, the township's two Act 167 stormwater management ordinances for the Chester and Ridley Creek watersheds, and provide for consistency with Chester County's adopted Act 167 model ordinance.

Recommendation 4.1.3 – Utilize open lands to off-set stormwater run-off impacts of developed lands.

Action Item 4.1.3A – Prioritize stream, pond, and wetland areas in need of forested riparian buffer re-establishment based on Map ___ found in Appendix ___, and contact landowners to educate them on the benefits of such buffers for possible future plantings.

Action Item 4.1.3B – Based on landowner interest and funding availability for trees and supplies, work through the watersheds partnership to re-forest impacted riparian corridors, wetland perimeters, and other open space areas in the township.

Objective 4.2 - Conserve the township's natural resources.

In addition to Ridley and Chester Creeks, woodlands, riparian buffers, wetlands, ponds, steeply sloped lands, serpentine outcroppings, wildlife, and other natural resources exist within the township and should be protected from significant loss (conserved). In some cases, the extent and quality of these resources should also be enhanced. For example, eroding stream banks can be replanted to re-establish forested riparian buffers that stabilize erosive soils and provide other ecological services.

Recommendation 4.2.1 – Improve wildlife connectivity between open space areas.

Action Item 4.2.1A – Using the woodland resources map contained in Appendix ___, identify woodlands and riparian corridors that could be connected through land dedication and reforestation and seek these connections through land development and other township approvals.

Action Item 4.2.1B – Insure that the township's regulatory ordinances for residential open space design guidance promote the formation of natural corridors both on-site and on adjoining sites where logical for wildlife habitat and movement.

Recommendation 4.2.2 – Continue to protect sensitive natural resources through the township’s zoning, subdivision and land development, and stormwater management ordinances.

Action Item 4.2.2A – Assess, and update as appropriate, resource protection-related provisions of the township’s zoning, subdivision and land development, and stormwater management ordinances to anticipate potential environmental impacts from continued build-out, and redevelopment, of vacant or underutilized properties.

Action Item 4.2.2B – Improve protections for woodlands in the township by updating the subdivision and land development ordinance to expand the woodlands definition to reflect a woodland’s ecological value. Consider also extending the “drip line” as defined in the subdivision and land development ordinance to better protect trees’ root systems.

Action Item 4.2.2C – Protect the township’s serpentine outcroppings by inventorying and mapping their location, and requiring applicants to depict such features when requesting township zoning, subdivision or land development approvals.

Action Item 4.2.2D – If non-existent, add provisions to the township’s regulatory ordinances that guide land disturbance or new development away from serpentine outcroppings and formations.

Action Item 4.2.2E – Protect the township’s Heritage Trees by updating the zoning and subdivision and land development ordinances to define this important resource and require land use applicants to depict such features when located on lands proposed for township approval. Consider the use of zoning or subdivision or land development provisions that a) provide development incentives to protect heritage trees, and b) include significant tree-replacement requirements when removal of such trees is determined by the township to be unavoidable.

Action Item 4.2.2F – Consider adding provisions to the township’s zoning ordinance or subdivision and land development ordinance that emphasize the protection of avian wildlife habitat within the Upper Ridley/Crum Creek Important Bird Area (IBA).

Recommendation 4.2.3 - Increase the environmental sustainability of new development.

Action Item 4.2.3A – Consider amending the zoning ordinance to link an applicant’s meeting of environmental performance standards, such as the use of green roofs, for new construction and renovations with area and bulk standards relief, reductions in permit fees or expedited approvals, increased density, or intensity of use, or other incentives.

Recommendation 4.2.4 – Educate township residents on the importance of natural resource protection.

Action Item 4.2.4A – Continue to educate township residents, using a variety of media on the importance of natural resource protection. Specific areas to focus could include: the benefits of preservation, and options for doing so, for landowners; the variety of environmental and conservation programs and advocates; the benefits of using native

plants and establishing and maintaining rain gardens; the importance of stormwater quality and impacts of harmful runoff downstream.

Chapter 5.

Cultural (Historic and Scenic) Resources

Goal 5. Protect from loss historic and scenic resources in the township for the benefit of existing and future generations.

East Goshen Township contains important cultural – historic and scenic- resources that contribute to the overall goal of being one of Chester County’s premier suburban communities. The history and development patterns of the township have defined, in part, current land use patterns, road systems, economics, points of interest and place names. Scenic resources are those visual elements of East Goshen that provide the unique character and context to the history of the township and can link this history to the existing development patterns of the township. More can be learned about the township’s historic and scenic resources by reviewing Appendix ___ of this Plan.

Objective 5.1 – Increase local and regional knowledge of the unique value that historic buildings and structures add to the township’s overall quality of life.

East Goshen has an extensive inventory of historic buildings and structures, an active Historic Commission and other volunteers, and annual, highly-successful heritage-related events. The township’s zoning ordinance includes provisions that promote the retention of historic resources through adaptive re-use and oversight of demolition permits. Concerted efforts by historic property owners to maintain, and continue use of, buildings and structures is also essential to their preservation. Education through continuous landowner outreach and community events organized by the township is key to preservation success.

Recommendation 5.1.1 – Create an information program emphasizing the historic past of East Goshen Township.

Action step 5.1.1A – Develop information programs.

Action step 5.1.1B – Prepare and distribute informational materials

Action step 5.1.1C – Encourage use of approved historical names for all new developments and roads.

Action step 5.1.1D – Develop and implement a local plaque program for historic structures and properties.

Recommendation 5.1.2. – Continue to compile additional information for the historic resources inventory.

Action Item 5.1.2A – Update the historical documentation for properties on the historic resources inventory, or historic resource atlas prepared for the township by Chester County.

Action Item 5.1.2B – Investigate opportunities for grants or funding to enhance the township’s historic resource inventory, for example, by linking digital photos of buildings and structures to identified sites using GIS and Google Earth.

Action Item 5.1.2C – Evaluate the historical documentation and establish new preservation policies to incorporate as part of future comprehensive plan updates.

Recommendation 5.1.3 – Utilize historic re-enactment events to showcase daily life activities.

Action Item 5.1.3A – Continue to re-enact the typical life of Goshenville residents in the 18th and 19th centuries.

Action Item 5.1.3B – Provide sponsorship and facilities for historic events.

Action Item 5.1.3C – Coordinate activities of a historic nature.

Recommendation 5.1.4 – Comment on subdivision, land development, and building demolition permits filed with the township.

Action Item 5.1.4A – Provide comments, suggested conditions of approval, and other helpful guidance in a timely manner to the Planning Commission, Board of Supervisors, and Zoning Officer.

Objective 5.2 – Promote the use of available non-regulatory methods for protecting historic resources.

A cadre of non-regulatory, private-stewardship tools are readily available for facilitating successful historic resource preservation. Most of these are well-understood by Historic Commission members, but other resources, such as Chester County Planning Commission or Parks and Recreation staff, Pennsylvania Historic and Museum Commission staff, or area historic preservation consultants, can be sought for assistance.

Recommendation 5.2.1 – Identify National Register-eligible sites and encourage owners to complete the application.

Action Item 5.2.1A – Support the education of owners of historic properties regarding the National Registration process.

Action Item 5.2.1B – Assist in the preparation of application materials to nominate eligible structures, sites, and districts for the National Register.

Recommendation 5.2.2 – Encourage the voluntary establishment of preservation or façade easements or other restrictive covenants through the education and support of current historic resource owners.

Action Item 5.2.2A – Establish program guidelines to encourage historic preservation measures voluntarily taken by landowners.

Action Item 5.2.2B – Develop educational materials and sample documents to promote voluntary historic preservation.

Recommendation 5.2.3 - Consider the creation of Historic Districts.

Action Item 5.2.3A – Review historical documentation to determine if new historic districts should be established, or existing ones deleted.

Action Item 5.2.3B – Consider the establishment of a historic district for the Rocky Hill historic area.

Objective 5.3 – Continue to refine the township’s involvement in local and regional historic preservation efforts.

Recommendation 5.3.1 – Create greater involvement in, and recognition of, Historical Commission tasks.

Action Item 5.3.1A – Clarify roles, responsibilities, and duties of the Historical Commission.

Recommendation 5.3.2 – Consider with the Board of Supervisors pursuing recognition in the Commonwealth’s Certified Local Government (CLG) program.

Action Item 5.3.2A – Investigate and consider applying for recognition as a Certified Local Government, consistent with the actions of eleven other Chester County municipalities so *certified*.

Recommendation 5.3.3 – Promote adaptive reuse of historical resources

Action Item 5.3.3A – Revisit from time to time the provisions of Article VI, Historic Preservation, of the township zoning ordinance to insure continued benefits of permitted adaptive uses that help to maintain historic resources.

Objective 5.4 – Protect the Township’s scenic resources from visual intrusions through the use of both innovative regulatory tools and voluntary landowner incentives.

Recommendation 5.4.1 – Update the township’s inventory of scenic resources.

Action Item 5.4.1A – Conduct a visual survey of township and other lands within the public view from roads, trails, streams and other publicly accessible water bodies, and record the locations of visually significant landscapes, roads, and vistas.

Action Item 5.4.1B – Create a digital scenic resources map utilizing GIS technology to show the locations of identified visually significant landscapes, roads, and vistas. Include text documentation/clarification as needed.

Action Item 5.4.1C – Review the draft scenic resources map (and accompanying text) at the township committee level, refine based on committee input, retain on-file with the township, and incorporate in subsequent updates to the Comprehensive Plan and Parks, Recreation, and Open Space Plan.

Recommendation 5.4.2 – Incorporate scenic resources as part of the township’s natural/cultural resources to be protected to the extent possible with future land use changes.

Action Item 5.4.2A – Require applicants for land use approvals (special exception, conditional use, variance, subdivision, or land development) to a) depict scenic resource boundaries identified on the township’s scenic resources map on submittal plans, or b) identify scenic resources for the entire property based on a qualified assessment, and c) explain how the proposed development protects those resources from potential impacts.

Action Item 5.4.2B – Consider the protection of scenic resources values when reviewing land use applications and utilize ordinance provisions such as the single-family cluster development option, where appropriate, to help achieve protection.

Action Item 5.4.2C – Evaluate, and amend if necessary, the township’s sign ordinance provisions to permit electronic digital signs as a conditional use in the C-1 and C-4 Districts.

Action Item 5.4.2D – Consider creating a scenic overlay district within zoning that helps to protect scenic resources when changes in land use are proposed. Provisions should guide proposed uses to locations outside the scenic view, or require effective screening to minimize the use’s impact to the township’s scenic resources.

Recommendation 5.4.3 – Incorporate scenic resources as part of the natural/cultural resources to be protected through non-regulatory conservation methods.

Action Item 5.4.3A – From the scenic resources map, prioritize those identified lands of greatest visual significance and therefore worthy of land conservation efforts by the township and its conservation partners.

Action Item 5.4.3B – Working with the township’s conservation partners, contact owners of scenic properties to explore voluntary conservation alternatives to more intense land development .

Action Item 5.4.3C – Coordinate with regional municipalities, Chester County, and state and federal representatives, to minimize scenic resource impacts due to proposed public or quasi-public utility improvements regulated by PUC, state, or federal agencies.

Chapter 6.

Energy Conservation

Goal 6. Encourage the conservation of energy and use of renewable energy systems.

East Goshen Township embraces the five energy conservation objectives articulated in Chester County's Landscapes2 Comprehensive Plan: (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. Consistent with those objectives, East Goshen's energy conservation focus will include promoting more efficient use of land, improving connectivity between land uses, utilizing green buildings and seeking green development, providing for renewable energy production that respects the township's suburban residential character, promoting reforestation, improving municipal energy-related practices, continuing to educate the public on energy conservation, and climate action planning.

Objective 6.1 – Conserve energy through planning and zoning for more efficient use of land.

When appropriately planned, increasing the residential density or commercial intensity of uses in a given area helps by concentrating more people per acre. Accommodating people at higher densities can also benefit local commerce when located within or nearby, and can also encourage walking and cycling as a simpler form of getting from one place to another.

Recommendation 6.1.1 – Plan and zone for greater concentrations, and mixes, of land uses.

Action 6.1.1A – Plan areas of the township for appropriate concentrations of development, preferably with an attractive mix of compatible residential, commercial, institutional, or recreational uses, and with available or anticipated infrastructure capacity.

Action 6.1.1B – Provide zoning districts that are available to accommodate concentrated development when proposed when consistent with planning recommendations.

Action 6.1.1C – Offer incentives for landowners/developers that encourage redevelopment of older, non-historic, energy intensive uses with more energy-efficient, sustainable uses.

Action 6.1.1D – Amend commercial and mixed-use districts to allow residential uses on upper floors of principal commercial and institutional uses.

Recommendation 6.1.2 – Allow for, and encourage, more efficient parking to reduce pavement construction.

Action 6.1.2A – Update the zoning ordinance to permit on-street parking in appropriate circumstances (e.g. on low-volume streets) to satisfy minimum parking requirements.

Action 6.1.2B – Support shared parking proposals when it can be adequately shown that intended users of a parking lot have complementary use schedules.

Action 6.1.2C – Review and update, as appropriate, the zoning ordinance’s parking requirements (i.e. ratios) to insure that no more parking is required for a given use than needed.

Objective 6.2 – Improve connectivity between land uses.

While residents and visitors can readily access all areas of the township via public roads, provision of other convenient travel options, such as bicycle and pedestrian pathways that link various land uses, and public transit routes and stops, would allow greater auto-“independence”, reduce greenhouse gases, and provide energy savings.

Recommendation 6.2.1 – Maximize the number of transportation modes available to township residents and businesses, especially when serving areas planned for high use concentration.

Action 6.2.1A – As a guide, concentrated areas of mixed-development should generally be served by existing or planned public transit routes and/or when readily accessible by existing or planned trails and sidewalks.

Action 6.2.1B – Establish the Paoli Pike corridor multi-use trail proposed as part of the Central Chester County Bicycle and Pedestrian Circulation Plan and endorsed by the Board of Supervisors.

Action 6.2.1C – Upon receipt of sufficient funds to construct the Paoli Pike corridor trail, amend the zoning and subdivision and land development ordinances to require bicycle racks for appropriate commercial, private recreation, and institutional development. This would include shopping centers, schools, and health clubs/gyms, as well as residential apartments and other high-density residential uses.

Action 6.2.1D – With the construction of the Paoli Pike corridor trail, install bicycle parking facilities at township-owned properties with public access, and encourage similar facility construction at public and private schools, and professional offices and other facilities located in the township.

Objective 6.3 – Promote green buildings and green development.

Green buildings come in many shapes and sizes, and a well-recognized program to achieve such construction is LEED. LEED, or Leadership in Energy and Environmental Design, is a certification process created by the U.S. Green Building Council (USGBC), 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 USGBC has created the LEED-ND standard for new development (ND), which is essentially a certification process for green development.

Recommendation 6.3.1 – Remove regulatory obstacles, create incentives, and disseminate information regarding green building and green development technology.

Action 6.3.1A – Update the zoning and subdivision and land development ordinances, and building code, to incentivize the construction of green buildings and green developments.

Action 6.3.1B – Obtain and/or develop simple educational materials regarding green building design to provide area builders, developers, and others, and showcase local examples, such as the LEED-Gold MARS Drinks headquarters.

Action 6.3.1C – Consider working with the Chester County Sustainability Coordinator to establish a county-level construction materials salvage or recycling program which can be implemented at the municipal level.

Objective 6.4 - Improve renewable energy systems regulations.

Clear, consistent, and reasonable ordinance regulations will help to facilitate use of renewable energy systems within the township. These should be easy for property owners and contractors to understand, and restrictions should be largely designed to protect the health, safety, and welfare of the community.

Recommendation 6.4.1 – Evaluate, and amend as appropriate, the zoning and subdivision and land development ordinances to allow the use of renewable energy systems for residential and non-residential applications while respecting the township’s suburban residential character.

Action Item 6.4.1A – Update the subdivision and land development ordinance to establish a minimum percentage of solar-oriented buildings in new developments.

Action Item 6.4.1B – Update the zoning ordinance to permit wind energy systems in the BP, C, and I Districts, and raise the maximum allowable height limit of such systems.

Action Item 6.4.1C – Update the zoning and subdivision and land development ordinances, when appropriate, to be able to accommodate technological advances in renewable energy.

Objective 6.5 – Encourage tree planting and reforestation throughout the township.

This objective adds support to the reforestation recommendation of Chapter 4, Natural Resources and shows that the benefits of reforestation extend beyond improved water quality of township streams. 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.

Recommendation 6.5.1 – Use regulatory provisions and outreach efforts to increase the amount of native trees and woodlands in the township.

Action Item 6.5.1A – Update the zoning and subdivision and land development ordinances, as appropriate, to enhance landscaping requirements and forested riparian buffer provisions to both protect existing trees and require new native trees to be planted during land development.

Action Item 6.5.1B – Work with community groups, HOAs, and private landowners to reforest portions of protected open space and lawns not otherwise in agricultural or active recreational uses.

Objective 6.6 – Continue township-managed energy conservation measures.

Recommendation 6.6.1 – Pursue new energy conservation actions.

Action Item 6.6.1A – Consider establishing a minimum average fuel efficiency standard for the purchase of township vehicles, and investigate the feasibility of purchasing a portion of the township’s power from renewable sources.

Action Item 6.6.1B – Consider the use of an energy consultant to conduct a thorough energy audit of township facilities and operations to determine where energy savings may be made most efficiently.

Action Item 6.6.1C – From the audit results, consider establishing a township 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.

Recommendation 6.6.2 – Educate/inform township residents and business owners/operators of the importance of energy conservation.

Action Item 6.6.2A – Continue to educate township residents and business owners/operators, using a variety of media, on the importance of energy conservation.

Action Item 6.6.2B – Review all proposed HOA documents to determine that provisions do not discourage normal energy conservation practices, such as the hanging of laundry, or seasonal, rather than frequent, mowing of open space meadows.

Objective 6.7 – Develop a Climate Action Plan.

A Climate Action Plan, or CAP, is a way for the township 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 present and future climate change. A CAP can also focus just on municipal operations, or focus more broadly on emissions from the entirety of the township. A CAP for the West Chester Region could be developed in the alternative.

Recommendation 6.7.1 – Develop a Climate Action Plan whose goals will be to reduce township emissions and adapt to climate change.

Action Item 6.7.1A – Work with Chester County’s Sustainability Coordinator, and the Delaware Valley Regional Planning Commission to secure funding to prepare a township or regional Climate Action Plan (CAP).

Action Item 6.7.1B – Subject to funding, appoint a task force to lead an effort that cuts across all township ABCs and departments to develop the CAP.

Action Item 6.7.1C – Prepare for Board of Supervisors review and endorsement a township or regional CAP.

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EAST GOSHEN TOWNSHIP
COMPREHENSIVE PLAN TASK FORCE
MEETING MINUTES
March 24, 2014

The East Goshen Township Comprehensive Plan Task Force held a regularly scheduled meeting on Monday, March 24, 2014 at 7:00 pm at the East Goshen Township building.

Members in attendance were:

Susan Carty, Planning Commission & TF Chairman
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
Jeannine Speirs, Chester Co. Planning Commission

Township Staff:

Mark Gordon, Dir. Of Code Enforcement/Zoning Officer
Marty Shane, Township Supervisor

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 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

Sue noted that the minutes of January 27, 2014 were approved as corrected.

1 **Discussion**

2 John commented that there was concern about the format of this update from the BOS.

3 Janet thanked John and Tony for making the revisions that were requested.

4 She reported that Marty was disappointed that this update didn't follow the format of the 2005 Plan. A
5 summary of what the BOS wants is:

6 The Overriding Goal for the plan/chapter – objectives and strategies

7 The end result – an Action List that is:

- 8 • Clear
- 9 • Concise
- 10 • 1 responsible party
- 11 • Priority (high, medium, low)

12 Sue pointed out that the BOS will have the final approval of the updated plan, but the Task Force did
13 want the format to be more user friendly with this new format. However, the Task Force should
14 consider ways to make it more like what the BOS wants.

15 Sandy commented that this is an easier format for new ABC members to understand the goals they have
16 been assigned.

17 Marty commented that the RFP for this project was very clear – update the 2005 plan and comply with
18 Landscapes II. The BOS wanted Chapter 10 fixed so everyone knows what their responsibilities are. If
19 this new format is used, it needs to be more concise with bullet points and not so much prose. He read
20 Chapter 3, Land Use, and made the following comments:

- 21 • It is 12 pages long with a lot of things to be considered
- 22 • 7 of the 12 pages are on the Paoli Pike corridor
- 23 • The Tier 1 goal is to complete the trail... and that's all for Tier 1
- 24 • 4 pages are devoted to 4 undeveloped properties
- 25 • The West Chester Pike corridor must be included.

26 At the beginning of this process he asked for a joint meeting of the Task Force and BOS, but that never
27 happened. Implementation is the most important part of the plan. He likes the format of Westtown's
28 Chapter 7 that Ann Toole did. He suggested a separate meeting of himself, Janet, Senya, John, Tony,
29 Mark, Rick, Sue and Dan.

30 Mark explained Ann Toole's format for the Open Space Plan update. The chapter she will provide for
31 the Comp Plan Update will be a summary of everything in the Open Space Plan update. He feels the
32 goal for the Plan is to promote East Goshen as the premiere residential community. Then each chapter
33 will have a goal.

34 Janet pointed out that the implementation chart can't be done until the goals and objectives for each
35 chapter are defined. She does feel that graphs and charts should be in the Appendices.

36 Jeannine is concerned about the grant. Since it seems that the BOS and CPTF are not on the same page,
37 she feels John and Tony should not prepare anymore new text. She asked what the status of the plans
38 will be. Will the 2005 be repealed or used as a reference document.

39 Everyone thought the Updated Plan would replace the 2005 plan.

40 Sandy and Chris reviewed the 2005 plan with their boards and made recommendations for the new
41 updated plan based on what was in the 2005 plan.

42 Several times the CPTF was told not to plan for the Paoli and West Chester Pike corridors because,
43 when the update was done, there would be a separate Master Plan for those areas.

44 Dan feels that the prose is important. It gives background to new ABC members so they know how to
45 implement goals in the future. He feels what has been done is good. First you read the chapter, then use
46 the charts.

1 Sandy agrees with Dan. The prose is important for new ABC members/residents who are surrounded by
2 seasoned volunteers but aren't familiar with the history of the township.
3 Marty pointed out that his concern is Chapter 10 in the 2005 plan.
4 Mark will meet with John and Tony to pull out the goals, objectives and strategies and create something
5 similar to Chapter 2 in the old plan, which lists the summaries of each chapter.
6

7 **Adjournment**

8 The next regular meeting will be Monday April 28, 2014 at 7:00 pm. Janet moved to adjourn the
9 meeting. Al seconded the motion. The meeting was adjourned at 9:00 pm.

10

11 Respectfully submitted,

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15 Ruth Kiefer, Recording Secretary