

**EAST GOSHEN TOWNSHIP
COMPREHENSIVE PLAN TASK FORCE
MEETING MINUTES
June 23, 2014**

The East Goshen Township Comprehensive Plan Task Force held a regularly scheduled meeting on Monday, June 23, 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, Conservancy Board
Janet Emanuel, Township Supervisor
Al Zuccarello, Commerce Commission
Chris Reardon, Historical Commission
Joseph Zulli, Park & Recreation Commission

Consultants present were:

John Theilacker, Project Manager, 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 March 24, 2014 were approved as corrected.

Review & Discussion of Revised Meeting Schedule

John distributed a revised meeting schedule which starts on page 2 as follows:

June 23, 2014 review Chapters 1, 3, 4, 5, and 6
July 28, 2014 Review chapter 2
August 25, 2014 No Meeting
September 22, 2014 review Chapter 8 & 9

October 27, 2014 review chapter 7
November 24, 2014 review chapter 10
December 2014 No Meeting
January 2015 No Meeting
February 23, 2015 Review complete draft
March 23, 2015 Continue review of draft
April 27, 2015 Final task force meeting
May thru July 2015 Act 247 distribution of final draft of 2015 Comprehensive Plan to County and adjoining municipalities; Planning Commission Public Hearings. BOS Public Hearings.

John spoke about the change in the format of the plan. An extension has been requested so he anticipates adoption in July 2015. This 2015 Plan will replace the 2005 Plan. There are 2 new chapters – Transportation and Community Facilities. The complete draft should be done by February 2015 and will include maps, charts, photos, etc.

CHAPTER 1

Some of the goals of the 2005 Plan are in this new plan. Dan verified that this new 2015 plan will be reviewed in 10 years but has a 20 year horizon. Changes made to Chapter 1 were:

- Page 2, Chapter 5 goals – delete “loss” and insert “development”
- Page 2, Public Participation, bullet 3, 3rd line, change “serious” to “series”
- Page 2, last line delete Hershey Mill add “corporate leaders within the business and corporate park zones.”
- Page 3, move Objective 3.1 from Chapter 3, Land Use to the end of Chapter 1. Also, change it to read “Development of or redevelopment of any land in the township should further the overall and supporting goals of this Plan.”

CHAPTER 3

Diversity of the population was discussed.

- Page 1, Objective 3.1 – move to Chapter 1
- Page 1, Objective 3.2 – Change to read “Provide various housing options”
- Page 2, Recommendation 3.2.2 – Change to read “Evaluate the zoning ordinance in light of changing demographic and income diversity.”
- Page 2, Change Action Item numbers to 3.2.1; 3.2.2; and 3.2.3.
- Page 2, Action Item 3.3.1B – Remove “and revise” and change to “update, if necessary,..”
Jeannine feels this would preserve existing developments from infilling with something very different.
- Page 4, Recommendation 3.4.4 – First line change “town” to “township”. Jeannine commented that, in past conversations, it was mentioned that a Township Center Plan would be done separate from the Comp Plan.
- Page 5, Action Item 3.5.1A – Remove “and Boot Road”. Remove the last sentence, starting with “These corridor....entry corridors.” Al commented that the area of change in the future could be the Fire Company property. Marty feels that Paoli Pk., Rt. 3 and the corporate parks each need their own Master plan.
- Page 5, Action Item 3.5.2B – Parking. Dan mentioned that shared parking agreements run with the property. This could prohibit proper use changes. It is important that there is room to provide more parking in the future, if needed. Also, porous pavement is getting better. Maintenance is an issue. It works well if maintained. Most ordinances do require it to be counted as impervious surface.

- Page 6, Action Item 3.6.1B – When thinking about cluster housing, Dan feels it is important to consider the impact on schools. Also, Hershey’s Mill, Dan asked if there would be a reason for the township to be involved sometime in the future. Janet mentioned that the 55+ community gives tax advantages. If this is no longer viable, the Master Assoc. would take care of it.

John will combine Recommendation 3.6.1 with 3.6.2.

- Page 6, Objective 3.7 – John feels existing businesses should be encouraged to expand and bring in new business. Janet had concern about industrial height next to a residential area.

John mentioned that most of Chapter 3 was in the 2005 plan.

- Page 7 – Objective 3.8 and 3.9 will be removed. Recommendations 3.9.2, 3.9.3; and 3.9.4 will be combined into one sentence.

CHAPTER 4

John mentioned that this chapter is mostly new because of input from the Conservancy Board.

- Page 1, Objective 4.1 – Opening Comment – Change last sentence to “Within the township, these stream impairments are most likely due to older land developments when stormwater management controls were less restrictive.
- Page 2, Recommendation 4.1.2 – delete “Improve” add “Evaluate and modify as needed,..”
- Page 3, Action Item 4.2.2D – delete “If non-existent, add” add “Review provisions....”
- Page 3, Action Item 4.2.2E – Janet pointed out that there needs to be a definition of a Heritage Tree.

CHAPTER 5

- Page 1 – Goal 5 starting sentence should be in Bold print.
- Page 3, Objective 5.4 – Chris commented that the Historical Commission is ok with Objectives 5.1 thru 5.3. However, they feel that 5.4 regarding scenic resources is not the responsibility of the Historical Commission.
- Page 4, Action Item 5.4.2C – John will contact the Township Solicitor to review this.

CHAPTER 6

John mentioned that this is a new chapter and was not covered in the 2005 Plan.

- Page 1, Recommendation 6.1.1 – Change to “Evaluate planning and zoning...”
- Page 1, Action 6.1.1D – Delete “Amend” insert “Consider...”
- Page 4, Objective 6.7 – Develop a Climate Action Plan. (CAP) Jeannine mentioned that many municipalities are adopting CAPs. Mark commented that this would be good for the COG. John will add regional. Mark asked the members to review Chapter 6 and send him any comments.

Adjournment

The next regular meeting will be Monday July 28, 2014 at 7:00 pm. The meeting was adjourned at 10:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary