

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, February 5, 2014
7:00 PM**

Workshop Session: 7:00 PM to 7:30PM (Board Room – Open to the Public)

Formal Meeting: 7:30PM (Board Room – Open to the Public)

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. **Review of Tracking Log / Determine need for Workshop Meeting**
- D. Public Comment on Non-Agenda Items
- E. **Approval of Minutes**
 - 1. **January 8, 2013**
- F. Acknowledge Receipt of New Applications
- G. Subdivision Plans
- H. Land Development Plans
- I. Conditional Uses and Variances
- J. Ordinance Amendments
- K. **Comprehensive Plan Update**
 - 1. **Land Use, Chapter 3, Rough Draft**
- L. Old Business
 - 1. Zoning Ordinance Review
 - a. Solar energy sample ordinances
- M. New Business
- N. 2014 Goals
- O. Any Other Matter
- P. Liaison Reports
- Q. **Dates of Importance**

Feb 03, 2014	Commerce Commission (Originally scheduled for Feb 10)	7:00 PM
Feb 04, 2014	Board of Supervisors (Cancelled and rescheduled for Feb 11)	7:00 PM
Feb 05, 2014	Pension	2:00 PM
Feb 06, 2014	Park Commission	7:00 PM
Feb 10, 2014	Municipal Authority	7:00 PM
Feb 10, 2014	Deer Committee	7:00 PM
Feb 11, 2014	Police Commission WEGO Police Dept.	5:30 PM
Feb 11, 2014	Board of Supervisors (Rescheduled from Feb 4)	7:00 PM
Feb 12, 2014	Conservancy Board	7:00 PM
Feb 13, 2014	Historical Commission	7:00 PM
Feb 17, 2014	Presidents' Day Office Closed	
Feb 18, 2014	Board of Supervisors	7:00 PM
Feb 20, 2014	Farmer's Market Public Works Garage	3-6:00 PM
Feb 20, 2014	Open Space & Rec Plan	7:00 PM
Feb 24, 2014	Comp Plan Task Force (Cancelled)	7:00 PM
Feb 25, 2014	Friends of East Goshen	7:00 PM

Spring Newsletter – Articles to Nancy by February 13, 2014, Residents will receive by April 1.

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

Agenda

Wednesday, February 5, 2014

7:00 PM

Bold Items indicate new information to review.

Planning Commission Application Tracking Log

Application Name	Application (CU, LD, O, SD, V, SE, CA)	Type (SK, P, F)	Date Filed	Start Date	Date to Yerkes/Consultant	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
NONE												
Bold = New Application or PC action required												

Completed in 2014

1637 Manley Rd.	SD	P	10/24/13	11/6/13	10/24/13	10/24/13	10/282013		1/8/14	2/4/14	NA	2/4/2014
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Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 8, 2014

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, January 8, 2014 at 7:00 p.m. at the East Goshen Township building. Members present were: Vice Chairman Adam Knox, Al Zuccarello, George Martynick, Jim McRee and Nathan Cline. Also present were Mark Gordon, Township Zoning Officer; and Janet Emanuel, Township Supervisor.

COMMON ACRONYMS:

BOS – Board of Supervisors

SWM – Storm Water Management

BC – Brandywine Conservancy

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

A. WORKSHOP 7:00 PM

Nathan Cline announced that the engineering firm he works for was approved Monday night as the Township's engineer. Therefore, he is resigning as a member of the Planning Commission.

Adam reviewed the 2 goals for 2014 that Dan suggested. These have to be presented at the annual ABC meeting this Saturday, January 11. Everyone agreed to use these goals and add a third goal regarding review of the updated Comprehensive Plan.

Mark showed the Commission a sketch plan that was presented by Vincent Angelini. He owns several properties on Cornwallis and one on Wineberry. Both roads are cul-de-sacs. He is proposing to build a street through these properties to connect the cul-de-sacs. There are stormwater issues on Wineberry. Cornwallis has 60 houses along it with no public water. Also school buses can't turn around so they don't come down the street. There are concerns about emergency situations. Next Thursday January 16, Mr. Angelini and his engineer are coming to the Township Building for a meeting with staff to discuss this proposal. Al and Janet will attend the meeting too.

B. FORMAL MEETING – 7:30 PM

Adam called the meeting to order. He led the Pledge of Allegiance and a moment of silence to remember our troops.

Adam asked if anyone would be recording the meeting. There was no response.

The minutes of the December 4, 2013 meeting were reviewed. Adam noted they were approved as corrected.

C. SUBDIVISION/LAND DEVELOPMENT PLANS

1. 1637 Manley Road – John Smirga, engineer, reported that he made a presentation to the Conservancy Board and the Board recommended approval to the Planning Commission. John received a letter from Yerkes requesting confirmation of the proposed driveway sight distance. Frank Tavani's report shows that there is sufficient sight distance if 2 trees on the side of the crest in the road going to Rt. 352 are removed and 4 trees on the other side going to Pheasant Run. Mark asked about the swimming pool. John confirmed that a fence will be installed around the pool until the new owner decides if he wants to keep it or not.

John reported that a test was done on the well water for the buyer of the existing house. Yerkes will accept that report.

Al made a motion to recommend that the Board of Supervisors approve the Subdivision Plan for the property at 1637 Manley Road as depicted in the plans dated March 25, 2013 and last revised 11/11/2013 with the following condition:

1 1. No improvements or site work of any kind shall be permitted until a Land Development plan
2 and application has been reviewed and approved by the Township and all items outlined in the
3 Township engineers' letter dated 12/31/2013 have been satisfactorily addressed. The Land
4 Development Plan shall be subject to the new Storm Water requirements that went into effect
5 January 1, 2014. Jim seconded the motion. The motion passed unanimously. This will be on the
6 Board of Supervisors' agenda for the January 21, 2014 meeting.
7

8 **E. ANY OTHER MATTER**

9 1. Mark distributed copies of sample solar energy ordinances for review and discussion at the
10 next meeting. Some items briefly discussed at this meeting were:

- 11 * Field and/or roof installation
- 12 * Screening
- 13 * Setbacks
- 14 * Roof top fire safety
- 15 * Capacities

16 Adam would like to have a representative from the solar industry attend a meeting. Also, he
17 would like input for the Goshen Fire Company Chief.
18

19 **ADJOURNMENT**

20 There being no further business, Al moved to adjourn the meeting. Jim seconded the motion. The
21 motion passed unanimously. The next meeting will be held on Wednesday, February 5, 2014 at 7:00
22 pm. The meeting adjourned at 8:00 pm.
23

24
25 Respectfully submitted, _____
26

Ruth Kiefer, Recording Secretary

3. Land Use

East Goshen Township, as one of the West Chester region's more established suburban residential communities, provides its residents with a desirable quality of life. The township also has prosperous businesses and light industries. Through this comprehensive plan update, the Board of Supervisors strives to retain and enhance both residential quality of life and economic prosperity in the future by planning for, and accommodating change in, a number of positive and strategic ways.

An inventory of existing land uses and vacant parcels conducted for this plan update confirmed that the township is largely developed, there are few parcels in the township that are not in some form of developed (residential, commercial, industrial, institutional, recreational) land use. See Appendix X for details on this inventory. As a result, drastic or extensive land use changes within the township are not anticipated for much of the 20-year planning horizon. Land use considerations for this update focused on the few remaining vacant or underutilized parcels, the township's three successful corporate parks, and Paoli Pike and adjoining areas.

Within this plan update there is some unavoidable overlap between chapters—issues discussed in this land use chapter are closely related to issues raised and discussed in the economic development plan chapter. Nevertheless, the township's Planning Commission shall have the primary responsibility for implementing this chapter. Other of the township's ABCs, such as the Commerce Commission in the case of overlapping land use and economic development issues, should remain informed of the Planning Commission's efforts or actions taken to implement this chapter that are relevant to their own responsibilities, and may be invited to assist in order to produce more successful outcomes.

3.1. Paoli Pike Corridor

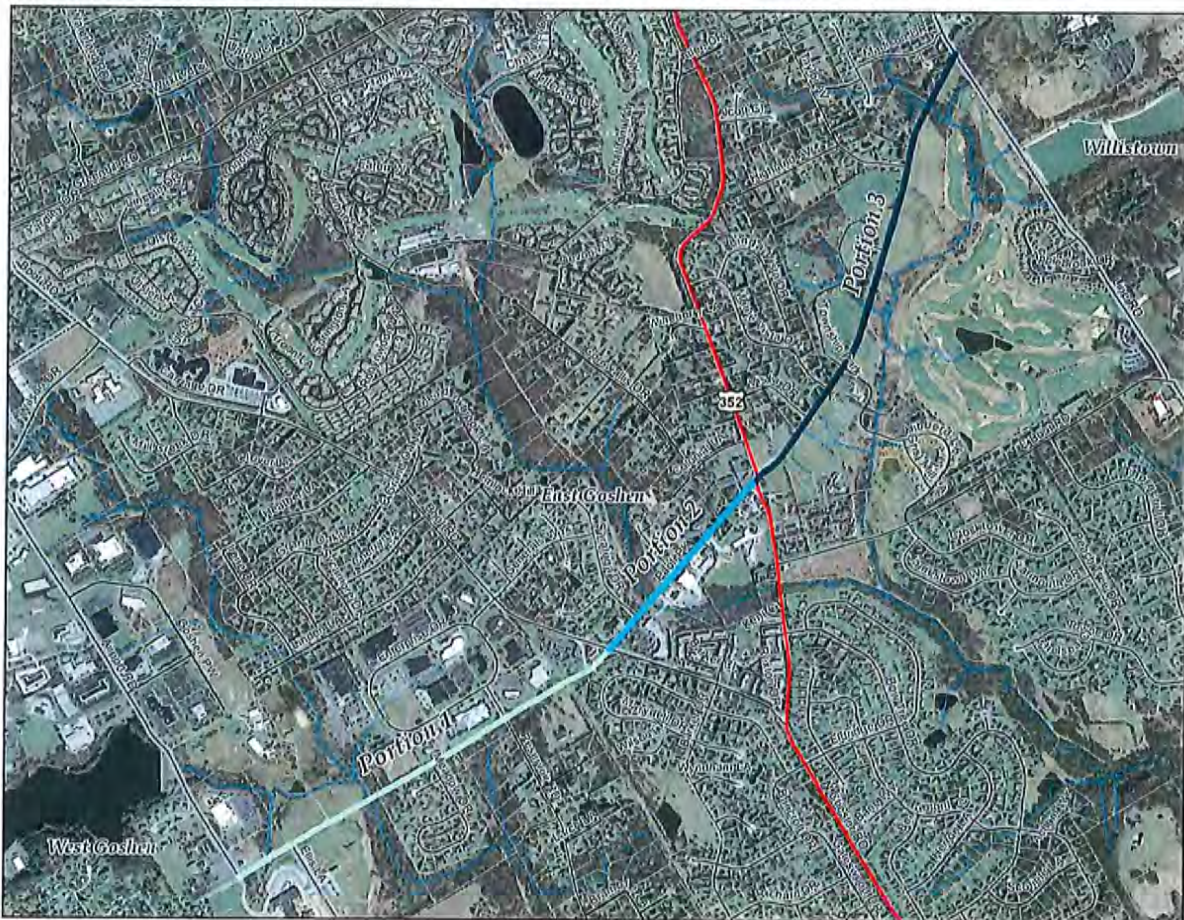
3.1.1. Introduction to the Issue

Paoli Pike, being one of two major roads that cross the township east to west, offers a timely opportunity to help define the township's high quality of life and economic prosperity. Paoli Pike is two-lane from its most western intersection with Airport Road at the West Goshen Township line to its most eastern intersection with Line Road at the Willistown Township line. It is often heavily traveled, particularly during morning and evening peak hour commuting times. Nevertheless, travelers of Paoli Pike experience a wide range of adjoining land uses, including agriculture, creek crossings and wooded wetlands, high-tech/office, residential and retail, and public parks and pedestrian trails. Unlike the West Chester Pike (Route 3) corridor that crosses the township east-west to the south, the Paoli Pike corridor is less intensively developed and therefore can, through careful management and enhancements: a) distinguish the township's unique character among other developed municipalities of the region; b) encourage continued investments in the retail and service-commercial uses along the corridor; and c) provide for vehicular and pedestrian access improvements.

3.1.2. Validation of the Issue

The Paoli Pike corridor is, for this plan update's purposes, divided into three portions from west to east. As shown on Figure 1, portion 1 begins at Airport Road at the West Goshen Township line and ends at its signalized intersection with Boot Road; portion 2 picks up at the Boot Road intersection and ends at the signalized Route 352 intersection; and portion 3 begins at the Route 352 intersection and ends at the Line Road intersection at the Willistown Township line. Except for portion 2, most buildings and other structures are sufficiently set-back from the Pike to allow an unobstructed view of the corridor. Also, except for a very short section of paved trail along the frontage of the East High School ballfields at Ellis Lane, there are no sidewalks or trails along the first and second portions of Paoli Pike. A trail system does exist on township parkland lying both north and south of the corridor within the third portion that allows pedestrian and bicycle access along much of its full length.

Figure 1. Paoli Pike Corridor.



Portion 1 includes a mix of developed and open space land uses, and still reflects some of the township's former rural character. For example, looking north from Paoli Pike's intersection with Ellis Lane are remaining agricultural pastures of the once-larger Hicks Farm. To the immediate south are recreational fields of West Chester Area School District's East High School.

Along this southern frontage and limited to the school district's property is a pedestrian/bike trail. Just east of this point Paoli Pike crosses Chester Creek and its meandering floodplain. Vegetated wetlands line both sides of the road, and provide a good view of some of the township's natural features. From this point to the road's signalized intersection with Reservoir Road and Enterprise Drive, single-family residential uses lie on the south side of Paoli Pike and office/industrial buildings as part of the Goshen Corporate Park lie to the north. From here to the signalized Boot Road intersection, a large tract of land with one house set far back from the road occupies most of the southern frontage of Paoli Pike, while the Goshen Corporate Park continues along the northern frontage until reaching an auto-service station at the intersection.

Portion 2, which begins at the intersection of Paoli Pike and Boot Road, is the most developed of the three portions. From Boot Road to its next signalized intersection with Route 352, Paoli Pike serves as access and frontage for a number of retail and service commercial uses, as well as township and county government uses, institutional uses (trade school, music school, elementary school, banks), auto-oriented convenience stores, restaurants, medical office uses, and single-family residential subdivisions and single-lot uses. This stretch includes the Goshen Valley Shopping Center, a priority focus of the Board of Supervisors and its Commerce Commission, due to store vacancies and an absentee landowner. Paoli Pike also crosses Ridley Creek and a more channelized, less natural, flood plain in this portion.

Portion 3, which begins at the intersection of Paoli Pike and Route 352, is the most visibly open stretch of the corridor. Except for clusters of privately-held residential parcels along its north side, Paoli Pike is bordered on both sides by public recreation and open space uses to its intersection with Line Road at the eastern township line. The Chester County Chamber of Commerce offices, located in a highly scenic and historic structure, also are located on the southern side of the corridor not far beyond the Route 352 intersection. This portion of the corridor allows a rare, and highly scenic, view of a large portion of the eastern side of the township and surrounding countryside.

From a future land use perspective, the development or redevelopment of several key parcels within the Paoli Pike corridor may adversely affect its roles related to quality of life and economic prosperity. For example, at the western end of portion 3, and adjoining portion 2, a relatively large, R-3 zoned, parcel of land lies in the northeast quadrant of the Route 352/Paoli Pike intersection, and is an open field except for an historic building located out of public view at the rear of the parcel. This parcel's owner has been quite vocal about seeing to the property developed more intensively, and a residential subdivision plan was approved for this parcel several years ago but that approval has lapsed. Several additional development concepts have been proposed by the landowner for township comment, the most recent being a convenience retail store with gas pumps, similar to the new Wawa at Route 3 and Route 352, which would require different zoning to accommodate. Given the location and high visibility of this property, its ultimate use for a more intense development than that existing is highly important to the future of the corridor and this area of the township.

Within portion 2 of the corridor, several parcels are of focus of this update, the most significant of which is the Goshen Valley Shopping Center located near the Paoli Pike/Boot Road intersection. The current shopping center is the remnant of a larger shopping center where the grocery store tenant moved out and the portion east of its Paoli Pike access was adaptively re-used for a district court, township public works facility, cellular tower, and drive-thru bank. Several vacant storefronts and a vacant free-standing building currently exist within the current shopping center. The Board of Supervisors and their Commerce Commission have attempted to work with the center's owner to improve the vitality of this center, and the township modified its sign ordinance to allow the center to establish new monument signs, but township efforts to date have produced little change. Other parcels or uses of interest within this portion of the corridor include an older Wawa convenience store, which does not include gas pumps like the newer Wawa stores; the Peppermill restaurant, a local favorite which the owner has indicated a strong interest to expand or relocate nearby, a unique drive-up dairy store, and two other parcels on opposite sides of the corridor with older single-family dwellings that could be redeveloped in the future. These five parcels are small and ideally would more likely attract new development if one or more were consolidated to create a more usable parcel.

Within portion 1, only a few parcels within the corridor have the potential for development or redevelopment. While no imminent development proposal are known to exist for these, the fact that vacant land as a whole is becoming increasingly scarce in the township places pressure on largely vacant or underdeveloped properties to be the focus of private development investors. For example, the two remaining Hicks Farm parcels zoned BP – Business Park could be developed industrially as zoned, although these parcels are constrained to a large extent by Chester Creek floodplain and adjoining wet areas. A large R-2 zoned parcel on the south side of Paoli Pike just east of Reservoir Road is also of a size that allows further subdivision or can accommodate other land development with immediate access to Paoli Pike.

3.1.3. Vision for the Future

Paoli Pike will continue to define the township's high quality of life and economic prosperity through careful management of land uses, and through other enhancements within the corridor. Travelers entering East Goshen Township via Paoli Pike from either the east or west, will see the attractive nature of the township and note that it is different in many ways than the region's other municipalities. Particularly evident when coming into the township from the west, both new and older buildings setback a good distance from the road, allowing pleasant views of several scenic properties along this stretch and giving a more rural feel to the road. Helpful way-finding signage with township branding along the Pike identifies local shopping, recreational, and historic features; a multi-purpose trail parallels the Pike from its western edge to the township's municipal campus. This trail provides a link to regional trails and links the township's corporate parks and nearby neighborhoods with the commercial center near Boot Road and township parks beyond Route 352. An interpretive area managed by the township's Conservancy Board exists at the trail's crossing of Chester Creek. Entering the township from the east, travelers can follow Paoli Pike past the East Goshen Township Park with active

recreation facilities to the right and the more passive Applebrook park and distant golf course to the left. Hikers, joggers, and cyclists entering the township from this end can utilize the park's paved trail system to cross this stretch of the corridor, or to access the township's wetland park and Goshenville historic district.

Between Paoli Pike's intersection with Boot Road and its intersection with Route 352, the corridor is lined with colorful banners advertising upcoming township events, and along the southern side, the multi-purpose trail includes benches, trash receptacles, bike racks, and attractive lighting. This trail provides access to the various uses along this stretch of the corridor, and eventually leads southeast to the elementary school, historic village of Goshenville, and township wetland park. This central area of the township is frequented by pedestrians, bicyclists, and motorists alike, and offers a good mix of shops, restaurants, and banks, the township's municipal campus, as well as residential apartments and a public square, all of which generate lively activity throughout each day and into the early evening. Ridley Creek south of Paoli Pike, now restored to a more natural condition, is an environmental education feature of the square, where annual township fall and spring festivals are held.

Where commercial properties have redeveloped along this portion of the corridor, some have combined their access points to Paoli Pike and some allow vehicles to move from one site to another without having to re-enter the road. Goshen Valley Shopping Center is filled with shops, restaurants, cafes, and other community uses, such as the School of Rock. Some of the center is being reoriented to provide better access to the New Kent apartment complex, and upper stories are being added to the center for new residential apartment living. The center's frontage is now landscaped attractively to enhance this corner without screening the frontage businesses from public view. Redevelopment of properties around the Paoli Pike/Route 352 intersection has been carefully managed to create a gateway to this central area. A new "residence-inn" exists in the northeast quadrant of this intersection where the existing historic structure is used for small conferences and meetings.

3.1.4. Implementation Strategy

The Board of Supervisors is in a good position to help ensure that the Paoli Pike corridor remains an important public resource that helps to define the high quality of life and economic prosperity of the township. This can be accomplished through more focused planning efforts, through refinements of the township's regulatory tools, through partnerships with DVRPC, PennDOT, Chester County, state and federal representatives, local business and industry leaders, and with private landowners within the corridor, and through collaborative relationships with developers who are interested in helping the township achieve its vision.

3.1.5. Implementation Steps

The implementation steps to achieve the community's vision for the Paoli Pike corridor are divided into two tiers. Each of these steps works to more clearly define the parts of the corridor that can then be part of more focussed studies, ordinance changes, as well as design and implementation projects.

Tier 1

These projects were selected as Tier 1 because they are the logical place for the Planning Commission to begin its focus on managing the corridor.

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

- Work with the Chester County Planning Commission and DVRPC to identify, and secure, funding for a Paoli Pike circulation and design study. The focus areas of this study include intersection modifications, streetscape enhancements, access management, sidewalk construction, and enhanced bicycle circulation. This study would be conducted by qualified individuals or firms with corridor planning and traffic engineering experience, but would exclude the multi-purpose trail work already conducted for the township's open space, recreation, and environmental resources plan update. Part of the justification for this study is found in the economic development plan chapter (see Section ____) of this update, and the Commerce Commission's fall forums where issues raised by the corporate and industrial representatives to address in the comprehensive plan update included traffic circulation problems and pedestrian safety concerns.
- Upon completion and Board of Supervisors acceptance, identify priority projects stemming from the study.
- Work with the county, PennDOT, and other partners to create a funding strategy to advance project implementation.

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

- Work together with the Commerce Committee, other township ABCs, business and corporate community, and other community stakeholders to define principal points of interest and destinations to be identified within the Paoli Pike corridor.
- Provide this information to DVRPC and/or a consultant performing the circulation and design study for Paoli Pike. Identify as part of this study the principal wayfinding, gateway, landscaping and design needs to enhance the Paoli Pike corridor (and other key roadways in the township). Develop a wayfinding logo, signage, and other project design materials.
- Work with the Chester County Planning Commission and DVRPC to identify funding sources for wayfinding, gateway, and other design recommendations.
- Prioritize and construct projects once funding is secured.

Tier 2

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

- The Board of Supervisors has endorsed the Central Chester County Bike and Pedestrian Trail Plan, which recommends that a multi-purpose trail be located along

much of Paoli Pike from the township's western border to a point between the Pike's intersection with Boot Road and its intersection with Route 352. The Board has accepted this recommendation in concept, and authorized its Park and Recreation Committee to explore the feasibility for such a trail as part of the open space, recreation, and environmental resources plan update effort. Depending on the outcome of their feasibility study, the township is likely to seek available funding to finance the engineering of a multi-purpose trail, and ultimately, its construction within the township. Work on this trail should be coordinated closely with the circulation and design study recommended for the Paoli Pike corridor.

3.2. Vacant or Underutilized Properties

3.2.1. Introduction to the Issue

Within the township, there are a handful of vacant or underutilized parcels remaining that are large enough to support new or additional residential or non-residential development. During development of the plan update, these remaining parcels were studied by the township and its consultants to determine if the current zoning was suitable to yield desired land uses were one or more of these parcels proposed for development during the next planning period. In a few instances, modifications to existing zoning were desired.

In addition, there are other, often older, parcels in the township where an older single-family house is sited in such a way that the parcel can be subdivided into two or more lots for new homes and still comply with underlying zoning and minimum lot size requirements. This is often referred to as residential infill.

3.2.2. Validation of the Issue

The largest of the remaining parcels is an 87-acre parcel located along Ellis Lane. This parcel includes a house out of public view and located toward the rear of the property. The house and rear portion of the parcel are accessed by a scenic tree-lined drive from Ellis Lane. Much of the parcel is covered in hay and actively harvested. The rear of this parcel drops, in a few cases sharply, to the heavily vegetated Chester Creek floodplain. The property is served by both public water and public sewer, and Ellis Lane is a two-lane roadway that links Paoli Pike with Route 3. During a township visioning session, this parcel received strong support for permanent preservation in farm or other open space uses.

Nevertheless, this large remaining property is zoned R-2, which permits single-family residential dwellings on conventional lots at a minimum lot size of 1 acre, or if clustered through one of the zoning ordinance's single-family cluster or single-family open space development options permitted for this district, at a minimum lot size of 25,000 square feet but with 40 percent open space. Other non-residential uses, such as churches or schools, would also be possible subject to conditional use approval. Recent residential cluster developments in the township have yielded big houses on little lots tightly clustered in a way that has hampered their ability to sell. Should this large parcel be proposed for development in the future, a tight cluster of large houses on small lots, as permitted conditionally through zoning, was envisioned

by the township as a less-than-desirable outcome. The township was interested, though, in a more sustainable residential scenario for this parcel if proposed for development.

A second cluster of relatively large, undeveloped parcels exists in the northern end of the township with frontage on Morstein Road. Some of these parcels are in agricultural use and are part of a larger holding that includes land in West Whiteland Township. A few of these parcels have development limitations caused by steep slopes, man-made ponds, and wetlands. Proposals for residential development of one or more of these parcels have been made to the township over the years but none have yet materialized. As discussed under the Paoli Pike corridor issue, two other parcels, one 8.8 acres in size located in the northeast quadrant of the Paoli Pike/Route 352 intersection, and the other 15.2 acres in size located along the southern frontage of Paoli Pike just west of the Paoli Pike/Boot Road intersection were also studied. In both cases, the township was comfortable with the current zoning and uses allowed therein for the two properties.

A few large, vacant lots exist within Goshen Corporate Park West that are zoned I-1 Light Industrial. These are in addition to the two remaining parcels which are part of the former Hicks Farm. Use of these lots for industrial uses is not limited by the physical constraints that consume much of the Hicks parcels, and they are assumed to someday develop with permitted industrial uses.

With regard to the subject of residential infill, there is township concern that historic homes and other structures when occupying these larger parcels, or when adjoining these larger parcels, may be impacted by indiscriminant infill, that is, their historic value to the landowner and community may be compromised. In addition, township concern exists that infill lots developed residentially will lead to zoning district compliance issues, and stormwater drainage problems, when owners build accessory structures or make home additions within side and rear yards, and increase impervious lot coverage.

3.2.3. Vision for the Future

The township will continue to build-out as property owners and developers find suitable markets for new residential and non-residential projects for the remaining vacant parcels. Except for the 87-acre Ellis Lane parcel, the development of these parcels will be addressed by the township when subdivision or land development applications are proposed for review and approval, and through use of existing township regulations. A more creative land development proposal for the Ellis Lane property will be encouraged in the future, in part, by incentives to be added to the zoning ordinance. Lots not yet developed in the township's corporate/industrial parks may be appropriately developed with uses that compliment, and serve, park businesses, such as restaurants, health clubs, daycare centers, business incubators, and hotels. Infill of residential lots with new homes will continue to be accommodated as the township absorbs new residential growth and forecasted population increases, but by encouraging the input of the township's historic commission during the subdivision approval process, historic resource values are being protected, and by encouraging the input of the Conservancy Board,

stormwater management issues of infill development are being adequately addressed (as described in Chapter 4 – Natural Resources).

3.2.4. Implementation Strategy

The township, and particularly its Planning Commission, will continue to address land use issues arising with development proposals for vacant and underutilized parcels utilizing its current zoning ordinance, subdivision and land development ordinance, and stormwater management ordinances, and by encouraging the input of other ABCs when issues overlap. The exceptions to this, depending on the timing of development proposals, may be with certain key parcels, such as the 87-acre Ellis Lane property, and parcels within the Paoli Pike corridor, where additional development guidelines and developer incentives to be created and added to the township's regulations are intended to apply. The future land use map has been revised for this update to remove the cluster residential designation so that other more desirable land use options can be considered for these previously designated parcels.

3.2.5. Implementation Steps

Tier 1

Explore zoning ordinance amendments that would incentivize more sustainable residential development proposals for the township's remaining residentially-zoned, vacant or residentially underutilized parcels.

- Certain key residentially-zoned parcels that are either vacant or residentially underutilized are viewed by the township as appropriate for new and more sustainable residential development. Their retention in open space or agricultural uses is also appropriate, but the township does not plan to actively pursue their preservation. Current zoning is not likely to encourage, or even permit, the development design flexibility (e.g., mix of dwelling types, narrow streets, village greens) usually needed to produce more innovative residential developments, and the time required to seek such amendments during land development applications is usually a strong disincentive to most developers. Therefore, the township Planning Commission will explore alternative zoning tools or new regulations that create incentives for developers to build sustainable residential developments when appropriate for key properties, such as the 87-acre Ellis Lane property.

Seek the input of the township's Historic Commission, and the input of the Conservancy Board, to address infill issues (i.e., historic resource and stormwater management issues) at the time of subdivision and land development review by the Planning Commission.

- Ensure that these and other ABCs are on the township's distribution list for sketch, preliminary, and final development plan applications, as well as relevant variance, special exception, and conditional use applications. Allow sufficient time for review and the forwarding of comments to the Planning Commission consistent with state planning law. Such input should also be forwarded to the Board of Supervisors when considering their Planning Commission's recommendations on infill subdivisions.

Tier 2

Evaluate the Zoning Ordinance's single-family cluster and single-family open space development provisions based on recent developments utilizing these provisions and determine whether to retain these residential subdivision options for use by landowners/developers within the township's residential zoning districts.

- Some dissatisfaction with the cluster residential provisions was expressed during the plan update task force meetings based on resulting development. For some key parcels that are vacant or underdeveloped residentially, use of these options was considered by some to be inappropriate primarily due to the envisioned result. While use of residential cluster ordinances can yield attractive, sustainable, and innovative developments, normally this requires the use of professional consultants experienced with such developments to help municipalities guide developers to produce such outcomes. Requiring use of the conditional use process, and incorporating township consultant recommendations into imposed development conditions, has also proven effective. The township Planning Commission will evaluate its single-family cluster development and single-family open space development provisions to determine the need for possible changes that can help to produce well-designed, environmentally-sensitive, residential developments, or delete the provisions entirely in favor of more sustainable residential development approaches.

3.3. Accommodating Future Industrial Park Needs

3.3.1. Introduction to the Issue

As reported in the existing land use inventory of Appendix X, and as discussed in Chapter 2 – Economic Development, the township has a good number of corporate businesses and light industries. Almost all of these occupy three business parks (Goshen Corporate Park, Goshen Corporate Park West, and Brandywine Business Park). One corporate business is located off of Paoli Pike, just west of the Applebrook golf course community. Recent investment by these business owners in their sites has been strong, and based on comments from those business leaders attending the township Commerce Commission's 2013 fall business forums, this corporate community finds the township to be a good place to establish, maintain, and grow their businesses.

Given that the needs of businesses and industries in general change over time, perhaps even more rapidly now with the continued growth of the internet and micro- (and medical-) technology, the Commerce Commission and the Board of Supervisors want to be sure to do what is within their powers to retain existing corporate residents as their needs change, and to attract new corporate investors. Specific strategies are identified in chapter 2 of this update, the economic development plan, that will be addressed by the Commerce Commission in meeting these same objectives. Strategies identified in this chapter, land use, are to be addressed by the Planning Commission, often with assistance of the Commerce Commission, for meeting objectives identified in the following pages.

3.3.2. Validation of the Issue

The township's three industrial parks have been in existence for over three (?) decades. Goshen Corporate Park has frontage on Paoli Pike and Boot Road, Goshen Corporate Park West has frontage on Airport Road and Paoli Pike, and Brandywine Business Park has frontage on Airport Road, Wilson Drive, and Boot Road. For most tenants, individual lots are occupied by a single one- or two-story office or industrial building, with individual access to the parks' internal access drives (Enterprise Drive, Goshen Parkway) and Wilson Drive. The parks were constructed years ago without sidewalks, although in recent years, at the request of park tenants, the parks' internal streets have been striped by the township at one side of the travel way to accommodate walkers, cyclists, or joggers. None of the three parks are currently linked by sidewalks or trails to either the Village Shops on Boot Road or the Goshen Valley Shopping Center or CVS on Paoli Pike.

Recent trends in office park development, and park redevelopment, document a changing workplace environment for park tenants' employees that now offer complimentary social, recreational, and other activities, such as health clubs, gyms, yoga centers, and outdoor recreation facilities (jogging and exercise trails, volleyball and tennis courts, etc.), outdoor seating areas, quality restaurants with outdoor eating areas, craft beer taverns, and internet cafés. Convenience services are also desired, including retail and pharmaceutical shops, dry cleaners, and daycare centers. Major industries such as the newly established Mars Drinks complex in the Brandywine Business Park, and QVC in the Goshen Corporate Park, each provide their employees with an on-site restaurant/cafeteria and other facilities. Mars is also seeking LEED (green building) certification by making more sustainable and energy efficient both its buildings and grounds.

During the 2013 fall forums held by the Commerce Commission, at least one corporate owner indicated that his employees liked to jog and cycle on breaks but township roads discouraged his employees from doing so due to unsafe traffic crossings, lack of trails or sidewalks, and no wide shoulders. He hoped that the township Supervisors would make the township more pedestrian and bicycle friendly. Another owner expressed his desire for a quality hotel near the parks, as he felt the new hotel in downtown West Chester had parking issues, and his visitors had little other choice but to use hotels along Route 202 in East Whiteland Township and on the south side in West Goshen Township. Another owner indicated that he and his associates were considering opening a technical trade school within their buildings due to the lack of skilled technicians for hire, so that skilled technicians could be trained at the source, with some of those to be hired on as new employees. That owner also alerted the Board of Supervisors of his intention to soon seek approval of a private helipad for receiving clients at his high-tech manufacturing facility. Chapter 2, the economic development plan, also recommends, as a business retention strategy, allowing for incubator industries within or near the industrial parks so that successful ventures could grow and remain in the township.

Finally, the economic development plan chapter recommends an analysis of existing zoning that applies to the three industrial parks to ensure that the ordinance provisions allow for a

diverse mix of business and compatible uses in these three parks. This analysis is also to ensure that current township ordinance provisions do not cause current tenants to relocate outside the township due to possibly outmoded provisions, such as those established for addressing building height, setback, and impervious coverage limitations, as well as on-site parking, lighting, landscaping, and building and free-standing signage requirements.

3.3.3. Vision for the Future

In the future, East Goshen Township's three corporate parks are less like the single-purpose industrial subdivisions of years past and instead are modern, high-tech campuses of attractive, single and multi-story corporate office buildings, research and light manufacturing facilities, storage and studio warehouses, satellite dishes, and visitors centers. Mars Drinks has obtained LEED-Gold certification for their campus, and other tenants within the parks are seeking similar certification for their facilities. The parks' buildings and parking areas are often linked through landscaped trails and natural paths, and these trails internal to the park connect with the multipurpose trails and sidewalks along Paoli Pike and other nearby roads. Park employees have excellent access to recreational, restaurant, convenience uses, and lodging. Perhaps of greatest use by corporate employees is the combined running course and walking trail that follows along the western side of Chester Creek from Wilson Drive to the multi-purpose trail on Paoli Pike, and is accessible by all three parks. Each year a community walk/run event is hosted by several park tenants and benefits the township's youth recreational programs. Some of the parks' manicured lawns have been replanted with native trees and shrubs as part of the Conservancy Board's reforestation efforts to help improve the water quality of Chester Creek and reduce the need for costly stormwater improvements.

3.3.4. Implementation Strategy

The Planning Commission, and possibly with the assistance of a qualified planning or design consultant, should review the I-1 – BP, and related zoning ordinance provisions to ensure that these are sufficiently flexible with respect to accommodating future tenant building and ground improvements and business expansion. For example, are the non-industrial uses being added to new corporate parks across the region listed as permitted uses in these zoning districts, and if so, is it difficult or time-consuming to an applicant to obtain, or even expedite, township approvals? Are the districts' area and bulk requirements overly restrictive? Do the parking requirements match, or exceed, what tenants typically require? Are the landscaping standards flexible enough to allow more natural designs and use of natural materials? Do the stormwater management provisions encourage the use of more natural and innovative approaches? In addition, as part of the Paoli Pike circulation and design study, issues that are applicable to any of the three corporate parks should be included in that scope of work. Input from a representative group of corporate park tenants should be obtained on any ordinance amendments that might impact their existing or future plans. The Planning Commission may also wish to seek the expertise of the Chester County Economic Development Council in terms of current business park trends and future park considerations.

3.3.5. Implementation Steps

Tier 1

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

- Modify zoning to provide for retail stores as part of individual corporate facilities or stand-alone entities.
- Expand densities in the business parks by providing for additional stories or a larger building footprint to accommodate business expansion.
- Explore the need for zoning district amendments to allow business amenities such as a helipad, hotel, restaurants, gyms, fitness centers or health clubs, and other ancillary facilities and services in the township's business parks.