

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
EAST GOSHEN BUS TOUR
January 10- 2015—10:00 pm
Final Minutes**

Present: Chairman Marty Shane, Vice-Chairman Senya D. Isayeff, Supervisor Janet Emanuel, Township Manager, Rick Smith, and Comprehensive Plan Consultant Tom Comitta.

Comprehensive Plan Bus Tour

The Comprehensive Plan Bus Tour loaded up at precisely 10:00. The bus was nearly full, and East Goshen's ABCs were well represented. The purpose of the tour was to visit the larger open spaces in East Goshen Township, as well as areas in the township that could use rejuvenation.

Perakis Property

The first stop was the Perakis' property. Rick Smith explained that the Perakis' property measures 8.7 acres. He added that the house on the property is on the historic register, and would need to be preserved. At one time, the property was approved for sixteen carriage homes, but that deal fell through. The property is subject to a deed restriction that limits development to sixteen carriage homes. The property is currently zoned R3, and is approved for eight, one-acre lots. Public sewer and water are available.

Goshen Village Shopping Center

The Goshen Village Shopping Center is eleven acres and is zoned C2. Rick said that this property is currently used by retail, medical, and professional offices. The shopping center has not been full for thirty years, and the Hertz car rental center parks a large number of cars in the parking lot. The property currently has an empty bank building at its center, and there are no plans to sell or knock down the building. Dunkin Donuts filed a petition to amend the zoning ordinance to permit a fast food restaurant with drive thru, but the Board denied the request. A suggestion was made to create a new access road off of Paoli Pike, but that could be a million dollar project that the property owner is not interested in taking on. Senya informed the group that East Goshen Township is a dry Township, and that having a liquor license might fill up the shopping center. Rick added that the shopping center suffers from having no anchor.

Peraino Property

Rick explained that the Peraino's property contains a single-family dwelling that is rented. Public sewer and water are available; however the sewer would require a pump station. The property measures 15.2 acres and is zoned R2. There are floodplain issues with part of the property, but there are eight usable acres. Rick said he has not had any call about this property from developers.

Tecniplast Lot

Rick showed the Tecniplast lot, which is currently vacant, however, the lot is reserved parking for the Tecniplast facility. Because of the use of the Tecniplast business, they are required to have the parking, but they don't need it, so the lot sits vacant. Senya suggested that this could be a place for a badly needed hotel in East Goshen, but the zoning does not support this use. He added that the Futurist Committee needs to consider what will happen if Tecniplast leaves.

John Hicks Property

Rick explained that this property consists of two lots of about four acres each for a total of eight acres. One of the lots contains a Historic Resource and a single family dwelling, and the other lot is being farmed.

Mars Lot

Rick explained that the Mars Company owns a six acre lot, zoned I1 that is currently vacant. He said that this was a good spot for a hotel, if the Township would amend the zoning for the property. Senya added that it would make sense for the Township to have a hotel because local colleges and businesses would support the hospitality business. Mars leases this lot to a farmer.

Debbie Hicks Property

Rick said that Debbie Hick's property is 14.8 acres, zoned I1, and contains a Historic Resource. He added that he has not had any calls from developers about this property.

Synthes Lot

Rick explained that Synthes is a medical industry that owns three lots, adding up to 20.8 acres. The lots are all zoned BP and are vacant; however, one of the lots contains a stormwater basin for a Corporate Park.

Price Property

Rick said that the Price's property measures 87.28 acres and is zoned R2. The property is vacant, but there is a Historic Resource in the center of the lot on a separate tax parcel. Per a ZHB decision, the parcel with the Historic Resource must be provided street frontage if/when this property is developed. Public water and sewer are available, but there are some floodplain issues. Rick said he has not had any calls from developers about this property.

Goshen Firehouse

Rick explained that the Goshen Firehouse lot is comprised of 5 tax parcels, one of which contains the Firehouse. The property is used for the Goshen Fair, and rental of the Fire Hall, and Fred Beans leases an area for parking. The Township has the right of first refusal if the property is sold. Public water and sewer are available. Senya said that the fair raises \$75,000 to \$80,000 for the Township. He suggested that the stores fronting Rt 3 could use some of this property to initiate more business growth, and they could still have the fair. This would help to improve and enhance the Rt 3 corridor. He added that this is a gateway area, and building a new firehouse fronting on Rt 3 would add value to the Township.

C1 District

Rick said that the C1 district on Rt 3 has ten owners. The District consists of a vacant lot used for Christmas Tree sales, retail and auto tag services, dog boarding, a tire store, carwash, retail and office space, and auto repair and sales. Rick felt that the current uses will remain for the foreseeable future.

The bus made an unplanned stop at the apartment development on Rt 3. Rick explained that the buyer rehabbed the historic house at great expense. Senya gave kudos to the Historic Commission for saving this historic building. Rick explained that the house will now have apartments on the upper floors, and a management office on the first floor.

The final stop was at the Bob Wagners on Rt 3. Rick explained that the Plank House originally came from this property. Senya added that Wagners is no longer using the back of the building. In order to locate a second use in the building he would have to go thru the conditional use process, which is time consuming.

Tom said that the owners and landlords on West Chester Pike may be happy, but he wondered what the limits were to growth for their businesses. They have shallow lots and are maxed out on parking, and they cannot expand because they have insufficient parking for a larger building.

When the bus arrived back at the East Goshen Township building, Tom Comitta distributed an aerial map of East Goshen. He asked that we all put a heart on places that we love, and circle places that we thought could use improvement or change, and bring them to the Monday night meeting.

Rick thanked everyone for coming as they got off the bus.

Adjournment

There being no further business, the bus tour adjourned at 12:00.

Pam Pastorino
Recording Secretary

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