

**EAST GOSHEN TOWNSHIP
COMPREHENSIVE PLAN TASK FORCE
MEETING MINUTES
June 11, 2015**

The East Goshen Township Comprehensive Plan Task Force held a special meeting on Thursday, June 11, 2015 at 7:00 pm at the East Goshen Township building to present the Comprehensive Plan Draft to general public of the community. The following were in attendance.

ABC Members in attendance were:

Janet Emanuel, Township Supervisor
Marty Shane, Township Supervisor
Chuck Proctor, Township Supervisor
Carmen Battavio, Township Supervisor
Erich Meyer, Conservancy Board

Consultants:

Tom Comitta, AICP

Township Staff:

Rick Smith, Township Manager
Mark Gordon, Zoning Officer

Property and Business Owners:

Mr. David Cook, 112 N. Chester Rd.
Mr. Michael Lehmicke, 4 Reservoir Rd.

COMMON ACRONYMS:

BOS – Board of Supervisors

CCWRA – Chester Co Water Resources Authority

CP – Comprehensive Plan

CPTF – Comprehensive Plan Task Force

CAP – Climate Action Plan

CC – Commerce Commission

DBH – Diameter, Breadth & Height of trees

EV – Exceptional Value

HQ – High Quality

IBA – Important Bird Area

*OSRER – Open Space, Recreation &
Environmental Resources Plan*

PADEP – PA Dept of Environmental Protection

SCA – Sustainable Communities Assessment

SWM – Stormwater Management

TDR – Transferable Development Rights

TMDL – Total Maximum Daily Load

TND – Traditional Neighborhood Development

TOD – Transit Oriented Development

VPP – Vision Partnership Program

Call to Order & Pledge of Allegiance

Janet 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.

Review & Discussion of Draft 4

Janet Emanuel gave a brief overview of the plan draft 4 and how we got to this point and turned the meeting over to Tom Comitta, our Planning Consultant for the Comprehensive Plan.

1. Tom gave a brief introduction on the scope and purpose of the Comprehensive Plan, and the general format. Tom also discussed the work that has been done to this point including the work Done By the Brandywine Conservancy. The focus for the discussion was on what the audience feels is lacking and what issues or items may have been missed.

2. Tom asked the Mr. Cook what he believes can be added or expanded on to improve the plan. Mr. Cook believes that his property on N. Chester Rd. would be better suited as Commercial zoning rather than residential. The nature and population of the community has changed such that parcels along N. Chester Rd. near the intersection of Manley Rd. should be zoned commercial.
3. Tom asked the Mr. Lehmicke what he believes can be added or expanded on to improve the plan. Mr. Lehmicke believes that the demand for apartments will continue to rise and that the density on West Chester Pike will also. He does not want to see increased or more intensive uses along West Chester Pike. Rick explained to Mr. Lehmicke that development along the WCP corridor will most likely occur one lot at a time. The parcels along WCP are so narrow that it doesn't make fiscal sense to knock anything down and start over because the setbacks and coverage limit the developable area.
4. Tom closed out the meeting with a brief statement of the future deliverables, announced the next staff meeting to prepare draft 5 will be on June 24th at 9:30am. Tom then turned the meeting back over to Janet.

Adjournment

There being no further discussion, the meeting was adjourned at 8:45 pm.

Respectfully submitted,

Mark Gordon
Township Zoning Officer