

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 7, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, October 7, 2015 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Dan Landis, Monica Close, Lori Kier and Brad Giresi. Also present was Mark Gordon, Zoning Officer and Janet Emanuel, Supervisor.

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

A. FORMAL MEETING – 7:00

1. Dan called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment of silence to remember our troops.
2. Dan asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Dan reviewed the Tracking Log and determined no need for a workshop
4. Dan noted that the minutes of the September 2, 2015 meeting were approved.

B. COMPREHENSIVE PLAN UPDATE

1. Mark introduced Erin Gross from Tom Comitta's office. He reported that the CCPC reviewed the plan and found it to be consistent with the Landscapes2 and the PA MPC. There were no comments from surrounding municipalities or West Chester Area School District. This is draft #6 dated 8/31/15 and the BOS has advertised a hearing date of October 20, 2015 to consider adoption of the Plan. Monica moved that the Planning Commission recommend that the Board of Supervisors adopt the 2015 Comprehensive Plan. Lori seconded the motion. The motion passed unanimously.

C. OLD BUSINESS

1. Parks, Recreation and Open Space Plan Update - Consultant Ann Toole was present. She reviewed what was involved in the collaboration with Township Staff and ABC Members. There were many outreach programs including a public meeting. She is very pleased that some recommendations are being implemented already; i.e. 1) a feasibility study for the Paoli Pike Trail, 2) Master Plan for the Park, and 3) East Goshen Park playground update. She mentioned that responses to an online survey showed that 9 out of 10 people in East Goshen feel Parks and Recreation is important. She pointed out that in the East Goshen Township 2014 Budget 6% of the budget went to parks and recreation – \$32.04/capita. PA averaged 3% - \$36/capita. East Goshen is also recovering 49% of those costs thru program fees. This is the final draft and the BOS has advertised a hearing date of October 20, 2015 to consider adoption of the plan. Brad asked about naturalizing vs mowing. Ann commented that education must be done so people understand the process of naturalizing. Mark reported that the CCPC letter had some comments. The public can make comments until 10/20/15. Dan Landis moved that the Planning Commission recommend that the BOS adopt the Parks, Recreation and Open Space Plan with the following condition:

- a. The review comments from the CCPC should be incorporated.

Brad seconded the motion. The motion passed unanimously.

2. Zoning Ordinance Review – Mark reported on what has been done so far for the new Commission members. He reviewed his spreadsheet that identifies in Articles I – IV of the Zoning Ordinance, items that either pose some inconsistencies or require some clarifications. Monica mentioned that she found a definition for a temporary structure. Lori proposed discussing the issues in the order that they appear in the Ordinance. Mark will send a summary to the BOS for their guidance.

D. ANY OTHER MATTER

1. Tree Ordinance – Mark explained that the BOS would like the PC to review the Tree Ordinance and prepare an amendment for their consideration. One of the concerns of the BOS is that the tree replacement requirement is too restrictive for small lot owners with wooded lots. If over 20% of the trees on a wooded lot are removed, then the replacement requirement kicks in. Dan Daley explained the measurement calculations for replacing trees. Dan will do a comparison with other municipalities for the next meeting.

2. Act 14 NPDES – Mark explained that this is permit application notice of the Reservoir Road Pump station which will pump excess from West Goshen to East Goshen treatment plants. Also, Mark reported that AQUA PA is submitting DEP permit from 2 well stations to update disinfection systems.

3. Goshen Village Shopping Center – Replacement Landscape Plantings – Mark explained the proposal from GVSC to replace the original buffer plantings with some low landscape beds along Boot Rd and Paoli Pike. The Conservancy Board has approved the plan with 2 conditions. These plantings will not impact their signs or the Paoli Pike Trail. Monica moved that the Planning Commission recommend that the BOS accept the landscape plan to replace the buffer plantings along Boot Rd and Paoli Pike with the following conditions:

a. The Boot Road plantings shown be installed prior to June 1, 2016 and that the Paoli Pike plantings be deferred until there is a clear indication of where the proposed Paoli Pike Trail will be situated, so as to minimize any disturbance to the plantings when the trail is constructed.

b. GVSC acknowledge and agree to maintain plantings as necessary.

Dan Landis seconded the motion. The motion passed unanimously.

E. ADJOURNMENT

There being no further business, Dan Daley moved to adjourn the meeting. Monica seconded the motion. The meeting adjourned at 9:30 pm. The next regular meeting will be held on November 4, 2015 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary