

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 7, 2017

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, June 7, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Dan Daley, Monica Close, Jim McRee, Ernest Harkness, and Brad Giresi. Also present was Mark Gordon, (Township Zoning Officer), Janet Emanuel, (Township Supervisors), and Erich Meyer (Conservancy Board).

COMMON ACRONYMS:

BOS – Board of Supervisors

CPTF – Comprehensive Plan Task Force

BC – Brandywine Conservancy

CVS – Community Visioning Session

CB – Conservancy Board

SWM – Storm Water Management

CCPC – Chester Co Planning Commission

A. FORMAL MEETING – 7:00 pm

1. Adam 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. Adam asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Adam reviewed the Tracking Log and determined no need for a workshop.
4. Adam noted that the minutes of the May 3, 2017 meeting were approved.

B. PAOLI PIKE CORRIDOR MASTER PLAN - A presentation of the updated plan was given by Natasha Manbeck of McMahon Associates and Tom Comitta and Erin Gross of TCA. Natasha listed the tasks:

1. Neighborhood connections
2. Traffic calming along Paoli Pike
3. Street Scapes
4. Land Use plan

Tonight they will focus on land use. The next public meeting will be June 27, 2017.

Tom commented that along Paoli Pike the districts are C2, C5 and R3 with large setbacks at this point. We may need an overlay district. He discussed Alternative Futures for Goshenville, street scapes, and the preferred uses list. He mentioned other projects that have the buildings close to the street with parking in the rear. For commercial/residential uses, he referred to the Vertical Mixed Uses page of his handout. They recommend attached housing as more attainable in Goshenville. He pointed out that it is easier to repurpose smaller units (Gay Street in West Chester) than large single purpose (Exton – Walmart, Bob Evans).

Adam is concerned with buildings close to the street. He mentioned the store in Paoli on the south side of Paoli Pike across from the train station. When people come into the area they don't know where the parking is (it is in the rear). Also, medical offices have to have handicapped parking in the front. Mark commented that the area near Public Works and the District Court could be used by food trucks. Tom commented that programming of the promenade will have to be managed.

The properties at the intersection of Paoli Pike and Rt. 352 were discussed. Mark mentioned that the last time Mr. Perakis came in he spoke about retail along Paoli Pike and residential behind. They would share an access drive. Brad commented that the biggest challenge will be connectivity at this intersection. Janet mentioned that, since the trail is planned for the south side of Paoli Pike, as it is now, no one would cross to the north side.

The triangle garden at Paoli Pike and Boot Road was discussed. The cut off road should be named. Jim mentioned professional offices, which may encourage people to stay and walk around. Mark feels retail is the most important thing as it energizes the town center.

Adam and Janet spoke about anchors; ie, grocery stores, that bring people back. Tom mentioned Bradford Plaza, which the Acme left. They got feedback, which was that they need more apartments. Tom thanked the Commission for their input and encouraged them to contact him with any other ideas.

SUBDIVISION & LAND DEVELOPMENT APPLICATIONS

1. 1007 Taylor Ave., Sketch Plan - Noah Kahn, representative for E. Kahn Development, owner, gave a history of the property. They want to subdivide the property into Lot 1 with an existing single story house and 3 car garage, and Lot 2 with an existing single story house and proposed garage. They need several variances for the proposed garage. Jim suggested moving the proposed property line to the corner of the existing garage to give more space to Lot 2. Mark explained that they have to make formal plans, and bring them to the Planning Commission for approval. They need SWM plan for the proposed garage.

Public Comments:

1. Charles Daly, 1103 Taylor Ave. – He appreciates them buying the property and wanting to subdivide it but he was hoping they would demolish the 3 car garage.
 2. Pearl Lynn, 1624 Highland Ave. – She mentioned that the 3 car garage was used by the owner for his plumbing and heating business.
- Mark commented that the business was abandoned long ago and is not permitted now.

C. ORDINANCE AMENDMENTS

1. Floodplain Ordinance – Mark reported that the CCPC has reviewed the proposed draft ordinance with the PA DCED requirements, and has no major comments. Jim made a motion that the Planning Commission recommend that the Board of Supervisors adopt the updated and revised Floodplain Ordinance with the following condition:

- a. Revise the term “Variance” on page 29 to the satisfaction of the PA DCED and the CCPC. Ernest seconded the motion. The motion passed unanimously.
- Mark mentioned that this will be on the BOS agenda for July 11, 2017. Jim suggested an article be put in the township newsletter.

D. LIAISON REPORTS

1. Board of Supervisors – Janet reported that at last night’s meeting the Board had a presentation about application for bonds. They signed a declaration asking their financial advisor to get the required paperwork together. The bond will be for \$8.24 million for various projects in the Township. It should go out for bid in July. East Goshen just received a AAA rating from Moody’s.

2. Paoli Pike Trail – Mark reported that the plan was submitted to PennDOT for safety review. He anticipates starting it later this year.

3. Futurist Committee – Brad reported that the Committee put together a resolution to the BOS about the Town Center. One item in it is the recommendation to change the name of East Goshen to Goshenville. This did not get the support of the BOS. However, feedback is favorable for naming the Town Center Goshenville.

ADJOURNMENT

There being no further business, Dan moved to adjourn the meeting. Adam seconded the motion. The meeting adjourned at 9:15 pm. The next regular meeting will be held on Wednesday, July 12, 2017 at 7:00 pm. The date of the meeting was changed due to the 4th of July holiday.

Respectfully submitted,

Ruth Kiefer, Recording Secretary