

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**December 6, 2017**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, December 6, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Brad Giresi, Dan Daley, Jim McRee, and Ernest Harkness. Also present was Mark Gordon, (Township Zoning Officer), and Janet Emanuel (Township Supervisor).

**COMMON ACRONYMS:**

<i>BOS – Board of Supervisors</i>	<i>CPTF – Comprehensive Plan Task Force</i>
<i>BC – Brandywine Conservancy</i>	<i>CVS – Community Visioning Session</i>
<i>CB – Conservancy Board</i>	<i>SWM – Storm Water Management</i>
<i>CCPC – Chester Co Planning Commission</i>	<i>ZHB – Zoning Hearing Board</i>

**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 first responders and military.
2. Adam asked if anyone would be recording the meeting and if there were any public comments about non-agenda items.
3. Adam reviewed the Tracking Log and commented that Malvern Institute gave an extension. A workshop is scheduled for Wednesday January 17, 2018.
4. Adam noted that the minutes of the November 1, 2017 meeting were approved.

**B. SUBDIVISION AND LAND DEVELOPMENT**

1. WCASD – East Goshen Elementary School – Mark Gordon introduced Mark Groves, WCASD Capital Program Manager and George Hartman of Bohler Engineering. Mark Groves commented that East Goshen is the 6<sup>th</sup> school on the renovation list. The last renovation was in 1995. He explained how they look at the space that is needed now and any standards that need to be met, i.e. HVAC, electric, plumbing, etc. They started to work on East Goshen’s plan in March 2017. The WCASD now has full day Kindergarten. East Goshen’s operational capacity is 502 students. Current enrollment is 430. He provided copies of the redistricting map. Glen Acres School’s operational capacity is 492 students and enrollment is 590! Fern Hill was renovated in 2016 with an operational capacity of 510. However, enrollment is 557! East Goshen was built in the 1950’s. An addition was built in 1962. They want to tear down the single story front section and build 2 stories. The new operational capacity will be about 608 adding about 170 more students. After it is done, the school district will redistrict to take some students out of Glen Acres. There will be 8 more teachers.

Adam is concerned about traffic and parking.

Janet mentioned that the speed limit flasher at E Boot Road is just south of the driveway so cars don’t slow down from 45 mph until they are at the southern driveway. Ernie also mentioned that the flasher can’t be seen if you are pulling out from E. Boot Road. Mark Groves asked who owns the flashers, the Township or the School District. Mark Gordon will check.

The 9 Waiver requests were discussed. Mark Groves mentioned that they will provide a letter from an historic architect for the Historic Resource Waiver. George will provide aerial views showing the adjacent properties if needed. George explained the site use during construction. There are 2 underground stormwater basins on the property, one in the front of the school and one in the rear. Construction is scheduled to start with demo in summer of 2018. Their daily schedule will be from 7 am to 2:30 pm in order to work with the bus schedule. They have leased classroom space at Goshen Friends School for the 4 Kindergarten classes, which will be bused to and from East Goshen. They plan to finish other renovations in 2020. Another fire hydrant will be installed at the cul-d-sac in the rear of the school. Janet mentioned that parking on a normal day is ok but for parent conferences, concerts, Halloween parade, etc. they are parked everywhere now. It’s a hazard. Is there a plan for more parking? Mark Groves commented there is no increase in parking in the plan.

Janet mentioned ADA issues. Mark Groves explained the new ramp on the 1<sup>st</sup> floor of the new building and there will be an elevator to the 2<sup>nd</sup> floor.

Dan mentioned parking requirements. Mark Groves commented that the new total rooms will be 38. This includes main office spaces and Special Ed classes.

### **LIAISON REPORT**

Board of Supervisors – Janet mentioned the 3 meetings they held about the 6 ponds in the township. Marydell residents want a committee of residents to be involved in their pond’s landscaping.

### **ANY OTHER MATTER**

1. Paoli Pike Corridor Master Plan – Brad discussed the final draft and made a motion that the Planning Commission recommend that the Board of Supervisors approve and adopt the Paoli Pike Corridor Master Plan. The Plan will guide the Township toward making Paoli Pike a destination while connecting people, calming traffic, enhancing Goshenville and activating the corridor while achieving a goal set in the 2015 Comprehensive Plan. Ernie seconded the motion. The motion passed unanimously.

2. Election for 2018 - Adam made a motion to appoint Brad as the new Commission Chairman as of January 1, 2018. Dan seconded the motion. The motion passed unanimously.

Brad made a motion to appoint Jim as Vice Chairman. Dan seconded the motion. Jim accepted the position. The motion passed unanimously.

### **ADJOURNMENT**

There being no further business, Adam moved to adjourn the meeting. Dan seconded the motion. The meeting adjourned at 8:30 pm. The next meeting will be held on Wednesday, January 3, 2018 at 7:00 pm.

Respectfully submitted, \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*