

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
February 7, 2018

The East Goshen Township Planning Commission held a workshop meeting on Wednesday, February 7, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Adam Knox, Dan Daley, Jim McRee, Ernest Harkness, Monica Close and Silvia Shin. 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. Brad 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. Brad asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Brad reviewed the Tracking Log
4. Brad noted that the minutes of the January 17, 2018 meeting were approved as amended.

B. LIAISON REPORTS

1. Board of Supervisors - Janet reported that the BOS met with Malvern Institute twice. The Township Solicitor is not sure what the Zoning Hearing Board will do. A few alterations were made to the Planning Commission's conditions. Two main issues were: 1. The sound fence – all agreed they don't like the noise but neighbors at higher elevations feel the sound will go over the fence anyway and they don't like the look of the fence. It is too industrial. The wording in the conditions was changed to "an 8 foot fence to be approved in Land Development by the BOS". 2. MI residents leaving without permission and getting into the neighborhood. The ZHB will meet next Tuesday to start the process and schedule a site walk.

The Historic Commission is reorganizing and having their first meeting tomorrow night.

B. ORDINANCE AMENDMENTS

1. Residential Development – Multi-family Open Space Development. Mark commented that the Township Comprehensive Plan and the Paoli Pike Trail Plan mention different types of housing. He presented a map of an area in East Bradford near West Chester University football field on Tigue Rd. This was about 80 acres. There is nothing that big available in East Goshen. The compromise was that all multi-family housing would be built in the larger property. The small piece on the other side of the road would remain open space. He recommended that the Planning Commission visit the sites that are available in East Goshen. Brad suggested meeting with developers. Monica moved that the Planning Commission recommend that the Board of Supervisors authorize the Staff and Planning Commission to begin the process of drafting a zoning ordinance to permit semidetached dwellings and/or townhouse dwellings as an option for a residential open space development option. Jim seconded the motion. The motion passed unanimously.

2. Paoli Pike Corridor Zoning Overlay – Mark gave each of the Commission members a copy of the final Paoli Pike Trail Plan. Brad commented that they should look at the land use and the vision of future development along the trail. They need to get approval from the BOS to hire Tom Comitta, consultant, to help with this overlay district. High priorities are Goshenville streetscape and way finding and signage. Mark reviewed the funding grants the Township has received so far. He went to a Futurist Committee meeting and discussed the Trail and Corridor plans. Engineering has started on one section of the trail. Ernest moved that the Planning Commission recommend that the BOS authorize the Staff to

solicit a proposal from Thomas Comitta Associates to develop the following ordinance amendments in order to implement the Paoli Pike Corridor Master Plan recommendations:

1. Zoning Ordinance Text Amendment
2. Zoning Map Amendment
3. SALDO Amendments

Jim seconded the motion. The motion passed unanimously.

ADJOURNMENT

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

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary