

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Workshop Meeting Agenda
Wednesday, July 18, 2018
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Approval of Minutes**
 - 1. May 23, 2018**
 - 2. June 20, 2018**
- D. Paoli Pike Corridor Overlay Project
 - 1. Traditional Neighborhood Development – 1
Goshenville Village Overlay District
Thomas Comitta Associates Inc.
 - 2. Roundtable discussion with developers
- E. Liaison Reports

Bold Items indicate new information to review or discuss.

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION WORK SHOP MEETING
May 23, 2018

The East Goshen Township Planning Commission held a work shop meeting on Wednesday, May 23, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Jim McRee, Dan Daley, Ernest Harkness, Monica Close, Silvia Shin and Adam Knox. Also present was Mark Gordon, (Township Zoning Officer); Janet Emanuel and David Shuey(Township Supervisors); Jon Altshul (Asst. Township Manager); and Tom Comitta (Consultant).

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.

B. PAOLI PIKE CORRIDOR OVERLAY PROJECT

**Traditional Neighborhood Development – 1
Goshenville Village Overlay District**

Brad introduced Tom Comitta, Town Planner and Landscape Architect, who was hired to help with this overlay project. Mark explained that the purpose of this meeting is to create a Traditional Neighborhood Development -1 (TND) from the Perakis property at Rt. 352 and Paoli Pike to Reservoir Road and Paoli Pike. Zoning Districts will remain the same. However, TND-1 allows the municipality to have design guidelines. Mark mentioned that construction of the Paoli Pike Trail will start in late 2018. Mark mentioned that there will be work shop meetings the 3rd Wednesday for the next few months. Tom reviewed the possible stages of transformation. He spoke about projects he did in Claymont De and Thorndale PA. It took 8 years for Thorndale’s outcome.

Brad commented that these are guidelines for future use. The PC will review Tom’s proposal and, when they finalize it, it will be sent to the BOS for approval.

Tom explained what an overlay district is. Mark mentioned there are several overlay districts in EG in the R2 districts - Bow Tree and Clocktower are 2 of them. Tom explained how the developer can look at his options in the ordinance and in the overlay. He mentioned several other municipalities in the area and how they used a TND. Right now this is an overlay option.

Jim asked if uses that are in the ordinance for a district can be excluded in the overlay. Tom answered that the use is in the ordinance and will stay but can be excluded from the TND. A list of retail uses is on pages 2 & 3 of the draft proposal. Jim asked if the use follows the developer or the tenant. Mark replied that it follows the property. Tom reviewed the chart on page 5 & 6 for retail units. He will add a chart for residential. Jim asked about design standards. Tom commented that the Township can select a color for the street lights, etc. He doesn’t recommend white.

Silvia feels that there will be a period of time where there won’t be consistency, where the TND has been used for new development but there is still C2.

Dan asked if 10,000 Sq. Ft. is too small. Tom mentioned that he can do a test to determine this. Tom commented that 99% of TND’s in PA do not allow drive-thrus. He described a way to use drive-thrus. See pg. 12.1 Appendix A article XI.

Dan asked about the schedule going forward. Tom mentioned that there will be meetings on the 3rd Wednesday of June, July, August and September, if needed. In the fall he will present the final draft to

the BOS. Tom will take suggestions from this meeting and put them in the draft for the next meeting. Mark mentioned that if anyone has additional comments, they should email them to him. Brad commented that his biggest concern is that he has seen well intentioned ordinances abused, so we need to have good incentives for the developers.

PUBLIC COMMENTS

1. Bill Cass, 915 Vista Drive – His concern is the Perakis property. Can a residential property be rezoned Commercial? Brad spoke about conditional uses and that we want to encourage smart development. Mark spoke about the Village Shopping Center and how changes over time have been made to make it successful. Brad pointed out that a TND is not something new.

2. Tom McDermott, 900 Vista Drive – He asked about the zoning of the Perakis property. Mark commented that it is currently zoned R3 and there was a plan for 18 twin homes. Mr. McDermott asked if they can change it to commercial today? Mark commented no they can't change it from R3. It could be subdivided with residential in the rear and commercial along Paoli Pike in the front. This would be more conducive to the current residents that back up to the Perakis property. Dan encouraged the residents to give feedback.

3. Kathryn Yahraes, 911 Vista Drive - She mentioned that over the years when they were working on the ordinance, the residents were assured by the BOS that the cutoff from Commercial would be N. Chester Rd. (Rt. 352) and west.

4. Dolores Higgins, 904 Vista Drive – She does back up to Perakis. Within a year of her moving here, Perakis purchased the property. They have seen all of the proposals he had made for the property. She said that when the property was zoned residential, the BOS said that Rt. 352 would be the cutoff for commercial.

5. Sarah Cass, 915 Vista Drive – She has lived here almost 50 years when the Columbian Fathers were there. Their concern is putting commercial there. She likes what has been presented but they don't want commercial there. They are concerned for their property values.

Tom asked everyone to look at the overlay vs. ordinance, look at accessibility, did we miss anything and what should the boundaries be. There can be several TND Districts. We can put commercial in the center and put other uses on the edges. Limits can be put on the size of commercial uses, which would attract smaller boutique type shops.

Brad commented that he found in other municipalities that the proximity to a town center actually raises property values. The next generation wants easy access to a TND.

6. Bill Cass, 915 Vista Drive – He doesn't think the Township can handle all of the traffic. He doesn't think there is a need for more retail here. He doesn't think we need to get bigger. Perakis is nice, green open space.

7. Dolores Higgins, 904 Vista Drive – She pointed out that the Perakis property is a township historic resource because of its age, original use and that it is made of the special green serpentine rock. She agrees with Bill that we don't need to be bigger.

Brad commented that we're not trying to make it bigger. All of these properties will be developed/redeveloped, so we want to discourage bad development.

8. Janet McDermott, 900 Vista Drive – Over the years she likes how East Goshen has developed. It is beautiful – the park and ride along Paoli Pike. She thinks the carriage houses would be good. She knows the property has to be developed. All the commercial buildings with the brick is very consistent and she likes that. She remembers when the Township acquired the park. East Goshen is a special place.

9. Elaine Fell, 1435 Cooper Cir. – When plans were first made, East Goshen was a dry township. Now that the referendum passed, how will that impact any restaurants? Mark explained that they will need to get a license. The Township will get 6 licenses based on 18,000 residents. The Township staff is learning the process.

Tom made notes on what everyone said tonight. He wants the Perakis property to succeed. If it means putting a TND-2 without commercial on both ends that can be done. He spoke of what could be done so everyone can agree. He thanked everyone for coming.

Tom McDermott thanked him for listening to them.

C. ANY OTHER MATTER

1. Mark reported that PennDOT got back to him about the clean up of Strasburg Road. The Reservoir Rd. to Ellis La. segment still needs to be done. PC members will meet on June 2 at 8:00 am to complete this project.

ADJOURNMENT

There being no further business, Monica moved to adjourn the meeting. Ernest seconded the motion. The meeting adjourned at 9:45 pm. The next work shop meeting will be held on Wednesday, June 20, 2018 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION WORK SHOP MEETING
June 20, 2018

The East Goshen Township Planning Commission held a work shop meeting on Wednesday, June 20, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Jim McRee, Dan Daley, Ernest Harkness, Monica Close, and Adam Knox. Also present was Mark Gordon, (Township Zoning Officer); David Shuey(Township Supervisor); Jon Altshul (Asst. Township Manager); and Tom Comitta (Consultant).

COMMON ACRONYMS:

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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.

B. RESIDENTIAL OPEN SPACE DEVELOPMENT PLANNING EXERCISE (Discussion) –

Mark explained that this will make changes to the existing Residential Open Space. They will be looking at semi-detached, townhouses and condos. They will be looking at all of the lots this may impact to see what type of development would fit best. They will take into consideration woods, steep slopes and resources to preserve i.e. historic houses. The general format will be a meeting with township staff, some PC members and TCA consultant, then public meetings with the Planning Commission. After about 3 meetings, it will go to the BOS for approval. Brad told Tom Comitta that his proposal was approved.

C. PAOLI PIKE CORRIDOR OVERLAY PROJECT

**Traditional Neighborhood Development – 1 & 2
Goshenville Village Overlay Districts: TND-1 & 2**

Mark mentioned that the current plan is on the Township website. Tom Comitta, Town Planner and Landscape Architect, introduced himself and gave a history of his projects with East Goshen township. As a follow-up to the May 23, 2018 meeting, he discussed the key changes in this 2nd draft:

- + a new TND-2 Overlay District on both ends of Goshenville Village;
- + a 100% residential focus in the TND-2 Overlay District;
- + a new Development Strategy Plan;
- + a refinement to the Design Standards for Streetscape and Parking components;
- + a combination of requirements for plan submission;
- + a separate listing of Area and Bulk regulations for Non-Residential Uses and Residential Uses;
- + an identification of prohibited uses.

This is the 2nd draft and there could be as many as 4 drafts, so he will be attending the July and August meetings.

PC Members:

Brad asked how apartments and townhouses fit into the TND-1 district.

Tom explained that the core area will be mixed uses. Apartments would be above commercial. He did not want to preclude other family residential (townhouses). He originally took the New Kent Apartments

1 out of the TND-1 district. Brad doesn't feel townhouses fit in the TND-1 district, maybe in the TND-2
2 district.
3 Adam feels there should not be apartment buildings. Only apartments above commercial use is okay.
4 Dan feels that 40k sq.ft. for high density (only about 12 apartments in a building) doesn't make good use
5 of the commercial area.
6 Other uses (library and tennis center) were discussed. Tom explained that some of them are in the current
7 C2 zone. Some were not included in the TND-1 district. He will take out any uses not wanted in the
8 TND-1 district. He discussed some other projects he has been involved in and the uses. Incentives are
9 important i.e. 10% higher buildings.
10 Adult uses were discussed. Jim commented that a cigar shop limits who can come due to the age
11 limitation. Tom pointed out that uses that are excluded here, have to be permitted somewhere else in the
12 township. Mark commented that most tobacco shops also sell records and t-shirts. Mark will send a copy
13 of the draft to the township solicitor for review.
14 Jim mentioned that there is a table on pages 5 & 6. Can it be combined so it fits on one page. Tom
15 commented that this was one table in the 1st draft and it was suggested to make it in to two tables. He will
16 take out some of what's at the bottom of page 6.
17 Tom mentioned that the TND-2 overlay is just residential use. He spoke about transitional uses. Mark
18 mentioned that the first Zoning Ordinance for East Goshen Township was done in 1953.
19 Gathering Spaces were discussed. Adam doesn't think there should be one at Rt. 352 and Paoli Pike.
20 That is a major intersection. Tom referred to page 11 and pointed out where pedestrian gathering areas
21 are. He explained that these are more like rest areas.
22 Tom mentioned that the type of retail that is in demand is large retailers, but there is not enough space for
23 them here. Given the scale of space, the retail will be small boutique type stores.
24 Monica feels a good use for the Perakis property would be a boutique hotel.
25 Tom suggested inviting some developers to a meeting to discuss the potential of Goshenville.
26

27 **Public Comments:**

28 Luke Connell Jr., 921 N. Chester Rd. – At the last zoning meeting about 1 ½ years ago, it was understood
29 that one side of Rt. 352 would be residential. That seems to be changing. Mark commented that the Paoli
30 Pike Master Plan is where the possibility of the change was discussed.

31 Bill Cass, 915 Vista Drive – He mentioned that there was a small hotel in Goshen but it only lasted for a
32 year. He thinks the township should be commended. However, what makes you think the residents want
33 a town center with all the extra traffic it will make. Brad spoke about the Township Comprehensive Plan
34 which had enough support to be adopted. Tom Comitta mentioned that public workshops were held for
35 the Comprehensive Plan. If you do nothing, then this area will remain a C2 district. He spoke about the
36 visual aspects (streetscapes) of the TND-1.

37 Dolores Higgins, 904 Vista Drive - What bothers us is not the commercial area between Boot Rd. and Rt.
38 352. What concerns us is taking an additional space that is residential now and making it commercial.
39 The current shopping center is 30 years old and hasn't been continuously occupied. Ernie commented
40 that this is an attempt to control what goes in the commercial district.

41 Tom McCafferty, 918 N. Chester Road – The last time we talked about zoning this property it was to be
42 residential. When did it change? Mark replied that it was changed to R3. Mr. McCafferty asked about
43 the permitted height. Mark answered that residential height is 30 Ft. Mr. McCafferty asked if it will be
44 well or public water. Mark answered public water. Mr. McCafferty commented that he doesn't see
45 people walking to the current shopping center. He doesn't feel people will walk there. Dan spoke about
46 the Paoli Pike Trail that will make it safe for people to walk. Brad mentioned the connections to other
47 neighborhoods which will bring people safely to the shopping center.

48 Shelley Coover, 1613 Highland Ave. – She asked what type of traffic studies are done. She has some
49 issues with the intersection of Paoli Pike and Rt. 352. Mark explained that during planning, the
50 developers are required to include traffic impact studies. He commented that the younger generation
51 wants walkability. These are the people who will buy your homes. We want them to be able to walk to
52 our award winning park. They want to ride bikes. A feasibility study was done for the trail. The

1 township has received \$4M in grants so it is half paid for. If we have some commercial along the trail,
2 people will come. These are all ideas.
3 Tom McCafferty – He is not concerned about the commercial area. He doesn’t want the Perakis property
4 changed. He realizes that it will be developed but leave it residential.
5 Bill Cass – He asked if additional traffic lights would be installed on Paoli Pike and Rt. 352. Mark
6 answered no. Mr. Cass spoke about how people don’t obey the current traffic restrictions. He was
7 advised to call the police when there is a problem.
8 Don Coover, 1613 Highland Ave. – The general feeling at the last meeting was that everything east of Rt.
9 352 would be residential.
10 Maura Weikel, 902 Vista Drive – She wanted to clarify that this is draft #2. The last draft contained an
11 expansion of the commercial into the residential. This draft #2 changes it back to residential. Tom
12 explained what he did to the TND-1 and added the TND-2 is residential at both ends of Goshenville.
13
14 Tom would like to invite developers to the next meeting. For example, Bill Anderson is a shopping
15 center developer but owns a 100 acre farm. He could speak about what size and type of commercial
16 would come here. The commission members are okay with this.
17
18

19 **ADJOURNMENT**

20 There being no further business, Adam moved to adjourn the meeting. Brad seconded the motion.
21 The meeting adjourned at 9:30 pm. The next work shop meeting will be held on Wednesday, July 18,
22 2018 at 7:00 pm.
23

24 Respectfully submitted, _____
25 *Ruth Kiefer, Recording Secretary*