

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