

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:

<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. 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 on 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

out of the TND-1 district. Brad doesn't feel townhouses fit in the TND-1 district, maybe in the TND-2 district.

Adam feels there should not be apartment buildings. Only apartments above commercial use is okay.

Dan feels that 40k sq.ft. for high density (only about 12 apartments in a building) doesn't make good use of the commercial area.

Other uses (library and tennis center) were discussed. Tom explained that some of them are in the current C2 zone. Some were not included in the TND-1 district. He will take out any uses not wanted in the TND-1 district. He discussed some other projects he has been involved in and the uses. Incentives are important i.e. 10% higher buildings.

Adult uses were discussed. Jim commented that a cigar shop limits who can come due to the age limitation. Tom pointed out that uses that are excluded here, have to be permitted somewhere else in the township. Mark commented that most tobacco shops also sell records and t-shirts. Mark will send a copy of the draft to the township solicitor for review.

Jim mentioned that there is a table on pages 5 & 6. Can it be combined so it fits on one page. Tom commented that this was one table in the 1st draft and it was suggested to make it in two tables. He will take out some of what's at the bottom of page 6.

Tom mentioned that the TND-2 overlay is just residential use. He spoke about transitional uses. Mark mentioned that the first Zoning Ordinance for East Goshen Township was done in 1953.

Gathering Spaces were discussed. Adam doesn't think there should be one at Rt. 352 and Paoli Pike.

That is a major intersection. Tom referred to page 11 and pointed out where pedestrian gathering areas are. He explained that these are more like rest areas.

Tom mentioned that the type of retail that is in demand is large retailers, but there is not enough space for them here. Given the scale of space, the retail will be small boutique type stores.

Monica feels a good use for the Perakis property would be a boutique hotel.

Tom suggested inviting some developers to a meeting to discuss the potential of Goshenville.

Public Comments:

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

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

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

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

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

township has received \$4M in grants so it is half paid for. If we have some commercial along the trail, people will come. These are all ideas.

Tom McCafferty – He is not concerned about the commercial area. He doesn't want the Perakis property changed. He realizes that it will be developed but leave it residential.

Bill Cass – He asked if additional traffic lights would be installed on Paoli Pike and Rt. 352. Mark answered no. Mr. Cass spoke about how people don't obey the current traffic restrictions. He was advised to call the police when there is a problem.

Don Coover, 1613 Highland Ave. – The general feeling at the last meeting was that everything east of Rt. 352 would be residential.

Maura Weikel, 902 Vista Drive – She wanted to clarify that this is draft #2. The last draft contained an expansion of the commercial into the residential. This draft #2 changes it back to residential. Tom explained what he did to the TND-1 and added the TND-2 is residential at both ends of Goshenville.

Tom would like to invite developers to the next meeting. For example, Bill Anderson is a shopping center developer but owns a 100 acre farm. He could speak about what size and type of commercial would come here. The commission members are okay with this.

ADJOURNMENT

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

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary