

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION WORKSHOP MEETING**  
**August 15, 2018**

The East Goshen Township Planning Commission held a workshop meeting on Wednesday, August 15, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Dan Daley, Ernest Harkness, and Monica Close. Also present was Mark Gordon, (Township Zoning Officer); Janet Emanuel and David Shuey, (Township Supervisors); Kristin Camp (Township Attorney) 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.
3. The minutes of the July 18, 2018 meeting were approved.

**B. PAOLI PIKE CORRIDOR OVERLAY PROJECT**

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

Brad introduced Tom Comitta and reviewed the purpose of the meeting. Tom reviewed what was done in the last meeting. Neil Fisher, of the Hankin Group was here and answered questions. Tom pointed out that the map that is provided shows the section of Paoli Pike between Boot Road and Rte. 352 is a TND-1 overlay, commercial. The sections at the ends of that area, Perakis and Pirano, are TND-2, residential. Some uses that are in the underlying C2 area were not included in the TND-1.

Tom spoke about the history of the PA code covering the TND, which started in 2000. This applied mostly to municipalities that were a village and more pedestrian oriented. The 2015 East Goshen Comprehensive Plan just mentioned this type of area. The 2017 Paoli Pike Corridor Master Plan mentioned it and said it could be an overlay. Tom will submit a 3<sup>rd</sup> draft before the next meeting scheduled for September 19, 2018, and then it should go to the Board of Supervisors for approval.

Planning Commission Member Comments:

Brad asked Tom to describe challenges connected to making this change.

Tom gave an example of the choices that the Sinquette house next to the Wawa would have under both plans.

Dan would rather have the overlay.

Ernest feels there are more options under the overlay.

Monica agreed.

Kristin Camp agrees with the overlay. She advised everyone to make sure that the underlying district C2 doesn't have uses you don't want here. Make sure the topography of the land works well with the overlay. Make sure that uses taken out of the C2 here are allowed elsewhere in the Township.

Tom mentioned that in 1999 Caln Township wanted to put a Wawa on Rte. 30. Section 708a of the PA code provides for guidelines for location and design and gives authority to the municipality to create an overlay. A Development Strategy Plan shows what current buildings are appropriate as they are.

Kristin mentioned that if you don't want to use a DSP the Comprehensive Plan can be used.

Tom spoke about parking in the side or rear instead of the front. Front parking is a reasonable condition. Brad feels reducing curb cuts is more important for pedestrians. Mark mentioned that he met with Wawa and they are okay with reducing the curb cut on Paoli Pike for the trail. Ernest asked, if the TND-1 prohibits gas stations as a use but the C2 allows it, can the TND-1 override it. Kristin responded no unless you take it out of the C2. Tom spoke about the open area in front of the District Court building that could be used for temporary uses, i.e. festivals. Also, many suburban communities have a minimum curb radius in their Subdivision and Land Development Ordinance. Dan mentioned the lot size of 10,000 sq. ft. and set backs. He would like to see a proposed plan of this. Kristin agreed that an aerial view of the plan would be helpful. Tom described how he selected what uses to put in TND-1. Now is the time to take out any uses you don't want in C2 and TND-1. He verified how the Planning Commission wants the uses listed in the plan. Brad feels the townhomes and apartment buildings should not be in the TND-1. Apartments should be above retail in TND-1. Dan mentioned that Neil Fisher made a point of residential above retail. Dan agrees that townhouses should be taken out of TND-1. Ernest pointed out that currently townhouses are only allowed in the C4 district. Monica likes apartments over retail not apartment buildings.

#### Public Comments

Janet Emanuel pointed out that the next meeting planned for September 19 falls on Yom Kippur. There was discussion and Tom suggested changing the meeting to the 4<sup>th</sup> Wednesday September 26. This was agreed upon. Brad will notify the other PC members. Janet pointed out that street parking must be removed. Also height is limited to 3 stories. She is not sure if that will be enough density for a developer. Also she feels that restaurants bring people not little shops. Mark commented that if they go over 3 stories, elevators must be installed. In an apartment building with apartments on the 1<sup>st</sup> floor of 3 stories ADA does not require elevators. Jan McDermott, 900 Vista Drive – She was hoping there would be carriage homes not townhouses on the Perakis property. Mark mentioned that the last plan Mr. Perakis submitted was for carriage homes. Maura Weikel, 902 Vista Drive – She asked for a definition of a manor house. Tom suggested that she google Lantern Hill in Doylestown and she will see what it looks like. It is usually an 8 unit apartment building.

Brad thanked everyone for coming to the meeting.

#### **ADJOURNMENT**

There being no further business, Ernest moved to adjourn the meeting. Dan seconded the motion. The meeting adjourned at 9:00 pm. The next workshop meeting will be held on Wednesday, September 26, 2018 at 7:00 pm.

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