

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
1580 PAOLI PIKE
THURSDAY, OCTOBER 25, 2018
FINAL APPROVED MINUTES**

Present: Chairman Marty Shane; Vice Chair Carmen Battavio; Members David Shuey and Mike Lynch; and Assistant Township Manager and Finance Director Jon Altshul

Call to Order & Pledge of Allegiance

Marty called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

Moment of Silence

Carmen called for a moment of silence to honor our troops and first responders.

Recording

The meeting was livestreamed on the Township's [YouTube](#) page.

Consider Open Space Development Recommendations

Marty provided a brief introduction about the report. He explained that this proposal would only apply to the four remaining parcels with over 20 acres. However, he noted that one of the properties (Thorncroft) has a conservation easement on it that strictly limits future development, and therefore that any proposal discussed tonight should have no impact on the residents of Hunt Country and Clocktower Woods.

Tom Comitta, the Township's land planner, provided an overview of his report. He highlighted that he had recommended no change in the existing density of one dwelling unit per acre; that any townhouse building not have more than three dwellings; and that any change in the zoning ordinance have specific design standards about vehicular roads and streetscapes; the arrangement of usable open space; building types, including unit widths, heights, roof pitches, materials and colors; and setback and buffer standards, so as to preserve the existing character of the Township.

Eric Tilles, 1328 Morstein Road, asked about how this proposal would impact the allowable density in the R-2 zoning district. Marty stated that the proposal would not change the allowable density, and that developers would be limited to one dwelling in the aggregate per acre. Mr. Tilles also asked about building on wetlands, to which Marty responded that the Township Code prohibits building in wetlands. Mr. Tilles also asked about whether parking would be allowed on Morstein Road, to which Tom responded that the design standards in any future ordinance could be written in such a way to preclude that.

Jim Dorsey, 1010 Hershey's Mill Road, asked whether undeveloped properties abutting parcels over 20 acres could be combined to allow for more new construction. Marty responded that this was theoretically possible. Tom observed that something could be done in any ordinance amendment to prevent merging contiguous properties. Mr. Dorsey also asked about the circumstances behind the development of the Hadleigh development. Jon stated he would follow up with Rick about this question. Mr. Dorsey also asked about access into the Lewis property. Marty observed that any development with over 25 dwellings needs two entrances and egresses.

Deborah Walker, 1336 Jackson Lane, raised concerns about adding an access road through the Jackson Lane cul-de-sac, which she described as "egregious". Mike responded that the time to add access roads through existing developments had long since come and gone and, further, that as a practical matter it would be economically very difficult for a developer to build a road across the steep slopes that back up to Jackson Lane. Ms. Walker stated that she is not opposed to townhomes and added that if they can preserve open space that is a good thing, particularly for the scarlet tanager population in the area.

Christine Jampo, 1404 Wexford Circle, inquired about whether any future new developments would be sewered, and if so, whether sewerage those developments would prevent Charter Chase from ever being sewered in the future. Jon explained that extending the sewer line from the manhole at the corner of Tanglewood Drive and Hersey's Mill Road to the Lewis property would be very expensive and that additional provisions would need to be made at the Hershey's Mill pump station, but that the Ridley Creek Sewage Treatment Plant had sufficient capacity to handle additional flows. He stressed that any future developer would be responsible for those costs. Carmen observed that many years ago, the Township surveyed Charter Chase residents about their interest in extending the sewer lines, and that a majority of residents were opposed. Jon suggested that this issue could be resurrected at the next Municipal Authority meeting.

Kelly Richardson, 1025 Millstream, stated that townhomes do not fit with the character of East Goshen. She raised concerns about the impact of adding new children into the school district. She also inquired about the additional Township revenue generated by new development. Jon referred her to the Frequently Asked Questions handout that summarized the taxes and fees generated from new development, but that it is impossible to predict new revenue without knowing what actual land development plans might look like. Tom added that according to the County Planning Commission, the average townhome has 2.2 inhabitants, while the average detached home has 3.1 inhabitants. Ms. Richardson also observed that she did not receive a 1,000' letter. Mike encouraged her to sign up for Constant Contact to stay abreast of everything going on in the Township.

Barb Shea, 785 Churchill Downs, stated that she doesn't like townhomes, because of all the steps, which are hard for older people to navigate. Marty observed that the

Township's Comprehensive Plan identified encouraging diversity of housing types as a priority for the Township.

Larry Weinberger, 1414 Morstein Road, stated that he doesn't want the character of the Township to change, that he likes detached homes and that the Township shouldn't be in the business of making people more money when they sell their property.

Sarah Warren, 1464 Blanford Lane, stated that she doesn't mind attractive carriage homes, but that she has concerns about more traffic. Marty acknowledged that he'd heard many residents express concerns about increased traffic on Morstein Road and Hershey's Mill Road. He explained that state law restricts the types of improvements that developers are required to do on roads outside a development, and that regardless, there's very little that can be done to improve either Hershey's Mill Road or Morstein Road. Ms. Warren also expressed concern about the townhomes on Route 30. Marty assured her that those types of townhomes would never be permitted in East Goshen.

Marie Cattie, 630 Meadow Drive, asked the Board to clarify what it meant by the proposal not changing "density." Tom explained that only one dwelling unit per acre would be allowed, regardless of whether it was a detached home or a townhome, and that three townhouse dwellings attached under one roof would count as three units, not one. Ms. Cattie asked if this matter could be put to a voter referendum. Marty explained that Pennsylvania law restricts the types of items subject to a referendum. Ms. Cattie also asked if the property owners were aware of the various incentives offered by land trusts for large parcels.

Mike and Marty both referenced the Jerrehian property between Phoenixville Pike and the bypass in West Goshen where 590 detached units are being built and the land is being denuded to accommodate the construction of single family homes as an example of the type of development that East Goshen is trying to avoid. Mike noted that within several years transportation problems may become severe in West Goshen. Marty observed that the left hand turn from Greenhill Road onto Boot Road in West Goshen is already chronically backed up and that the problem was likely to get much worse. Marty added that, unlike most developments, the Jerrehian developer had floated bonds to pay for the infrastructure improvements that will be secured by future property owners.

Mike Mooney, 1544 Tanglewood Drive, noted that townhomes could set a bad precedent in East Goshen, but that his original concerns about housing density had been allayed.

Ron McGill, 1050 Hershey's Mill Road, read a statement that praised the late Mr. and Mrs. Lewis about their commitment to their property. He stated that Mrs. Lewis had attempted to get a conservation easement on the property, but that process was never completed. He stated that land is worth what it's worth and that the Township

shouldn't help the children make it more valuable. He also raised concerns about traffic. David observed that according to the Department of Transportation, an average of 4.06 passenger trips are taken per day for every detached home, but that this figure is somewhat lower for townhomes. Mr. McGill opposes a traffic light at the corner of Hershey's Mill and Greenhill Roads. Marty and Mike both observed that it is highly unlikely that that intersection would ever satisfy PennDOT's criteria for a traffic light. Marty added that the Township has historically been opposed to adding new traffic lights in the Township. Mr. McGill concluded by stating that he wouldn't be opposed to detached homes on four acre parcels at the Lewis property.

Marty asked those present how they would feel about the Township purchasing the property and then adding a new open space tax on residents' real estate tax bills.

Chris Rae, East Whiteland Township, noted that his backyard abuts on the Lewis property and asked how East Whiteland residents' concerns would be handled. He noted that there are 2.6 acres of the Lewis parcel in East Whiteland and clarified that those acres would not be affected by any changes in East Goshen's ordinance. Mr. Rae asked for clarification about how the property would be developed under the current ordinance with all the steep slopes and wetlands. Marty stated that the Township would try to gather more information about what the alternative to amending the zoning ordinance might look like at that property. Mr. Rae also expressed concern about the second entrance/egress at the property and the difficulty of making a left hand turn onto Greenhill Road from Hershey's Mill Road.

Joanne Weinberger, 1414 Morstein Road, stated that she views this proposal as a major change to the Township's zoning ordinance and that townhomes have a different character than detached homes. She noted that if the townhomes are clustered on the road and open space is not visible from the roadway, the open space does not benefit anyone besides the residents of the townhomes. She stated that she prefers detached homes, each on one parcel per acre. Marty clarified that it's unlikely that any new detached homes would be built on one acre lots, as younger homebuyers prefer smaller yards to maintain. Tom explained that under the current zoning ordinance, detached homes could be each built on one acre lots in the R-2 district, such as in older developments like Brookmont, or on somewhat less than an acre, with the difference between the total acreage of the development and the sum of the individually owned parcels reserved as open space, such as in Bow Tree or Sorrell Hill, under either the "cluster" or "open space" development provisions of the Township's zoning ordinance.

Rob Knight, 1013 Millstream, asked whether the properties would be sewerred, to which Marty responded that they would. He asked about the impact of development on the Township's streams. Carmen explained that under state law, new development may not cause stormwater runoff to exceed the amount of runoff that would occur had a property not been developed in the first place.

Cliff Kraft, 1236 Highgate Road, inquired about the potential for a cut through road should the parcel behind Allan Lane be developed. Carmen stated that the Township had no interest in allowing for cut through roads through existing developments. Mr. Kraft also asked if rows of townhomes would be permitted. Marty explained that the design standards could prevent townhomes from being built in this manner and that such a layout would never make it past the Planning Commission, let alone the Board. Mr. Kraft also raised concerns about the property management in townhouse communities.

Joanne Tilles, 1398 Morstein, stated that she would prefer “the devil we know (detached homes) to the devil we don’t know (townhomes)”. She observed that when she lived in HOA previously, the open space was geared towards the residents of a neighborhood—e.g. playgrounds—at the expense of neighbors, who might want the open space to be used for property buffers.

David thanked all the residents for their input. He made a motion to direct Township staff to develop a draft ordinance, including design standards, that reflects input from residents, the Planning Commission, the Planning Consultant and the Township Solicitor. Carmen seconded.

Barb Stevens, 1560 Millrace, stated that everyone who attended the meeting was opposed to the proposal and that the Board didn’t listen.

Mr. Weinberger asked for clarification about the design standards. Tom showed an example of how design standards could work from a development in Glen Mills that was displayed on Google Earth.

Jeff Bole, 1237 Highgate, stated that he and those present would use legal resources to prevent any development of the Schiffer property. Mike observed that the Schiffer property could be developed today under the existing zoning ordinance.

Erin Gallagher, 1787 Jefferson Downs, raised concerns about the Board’s motivations. She stated that the timing of the meeting was suspicious and that she is disappointed that the Township wants to spend more money on planning. Carmen asked Ms. Gallagher why the Township shouldn’t explore its options about preserving remaining open space. Mike objected to Ms. Gallagher’s insinuation that the Township was acting in anything other than a fully transparent manner.

The motion passed 4-0.

David made a motion to adjourn at 10:15pm. Carmen seconded. The motion passed 3-0.

Respectfully submitted,
Jon Altshul
Recording Secretary

10/25/18

October 25, 2018

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