

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Workshop Meeting Agenda
Wednesday, February 20, 2019
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. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes**
 - 1. February 6, 2019**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. Old Business**
 - 1. Goshenville Traditional Neighborhood Development (TND) Overlay Discussion**
- J. Any Other Matter
- K. Liaison Reports
- L. Correspondence

Bold Items indicate new information to review or discuss.

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
February 6, 2019

The East Goshen Township Planning Commission held a regular meeting on Wednesday, February 6, 2019 at 7:00 p.m. at the East Goshen Township building. Members present were: Dan Daley, Silvia Shin, Ernest Harkness, Mark Levy and new member Mike Koza. Also present was Mark Gordon, (Township Zoning Officer); Janet Emanuel, (Township Supervisor), and Tom Kilburn (Futurist Committee).

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 p.m.

1. Ernest 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. Ernest asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Ernest checked the log.
4. The minutes of the January 2, 2019 meeting were approved.

B. SUBDIVISION AND LAND DEVELOPMENT

ESKE Development/Ducklings Early Learning Center. - Mark Gordon explained that they haven't received engineering reviews yet so the applicant opted to wait until the March meeting to make their presentation. He acknowledged Debbie Hicks and Mack Reese of 901 Airport Road. The stream that goes through her property goes through the applicant's property. She is concerned about tree removal and effects on the stream. Mark reviewed the map with them. He mentioned that the applicant did a flood study and will have to get many permits to work in the wetlands. She has a historic property but not close enough for a historic study. The next meeting will be March 6, 2019.

C. OLD BUSINESS

Goshenville TND Overlay Discussion - Mark Gordon reviewed his memo dated January 31, 2019 listing 3 options for the Commission's consideration. After a short discussion, it was decided that the Planning Commission will have a workshop on Wednesday, February 20, 2019 for this topic. Tom Kilburn commented that the residents should have received an outline of this proposal. Mark Gordon commented that there were 2 public meetings and the residents were notified by letter. The residents near the Perakis property came in force to both meetings. The result was that the commercial will be in TND1 and residential (Perakis) will be in TND2. There will be a hearing when the proposal is ready for approval.

D. ANY OTHER MATTER

1. Westtown Township Comprehensive Plan - Mark Gordon checked land use. Westtown School has open space that they probably won't develop but they have options. Dan mentioned that they are expanding their athletic fields. Dan asked about traffic and road improvements. Mark commented that he didn't see anything critical. He can expand his comments on the West Chester Pike Corridor. Janet commented that Westtown talks more with the Borough about traffic.

1 **E. LIASION REPORTS**

2 1. BOS – Janet reported that their focus the past few weeks has been on the Open Space Zoning
3 Ordinance proposal. They received lots of push back from the residents around the properties that would
4 be involved. Ernie feels that they could have put together a written explanation of the proposal at the
5 beginning. People sometimes misinterpret information at public meetings. Janet mentioned that the BOS
6 took a vote of 3 to 2 not to proceed with this. Ernie commended the BOS for having public meetings and
7 feels the response from the residents is positive and shows their concern.

8
9 **ADJOURNMENT**

10 There being no further business, Silvia made a motion to adjourn the meeting. Dan seconded the
11 motion. The meeting was adjourned at 8:00 pm. The next regular meeting will be held on
12 Wednesday, March 6, 2019 at 7:00 p.m.

13 **NOTE:** A workshop meeting will be held on Wednesday February 20, 2019 at 7:00 pm.
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15
16 Respectfully submitted, _____
17 *Ruth Kiefer, Recording Secretary*