

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 2, 2019

The East Goshen Township Planning Commission held a workshop meeting on Wednesday, January 2, 2019 at 5:00 p.m. with a regular meeting following at 7:00 p.m. at the East Goshen Township building. People present at the workshop were: Chairman Brad Giresi, Jim McRee, Dan Daley, Silvia Shin, Ernest Harkness and new member Mark Levy. Also present was Mark Gordon, (Township Zoning Officer); Janet Emanuel, Marty Shane and Mike Lynch (Township Supervisors), 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. WORKSHOP MEETING – 5:00 pm

1. Brad explained that the purpose of this workshop is to determine how the uses under TND1 and TND2 would look. Mark Gordon provided copies of the map showing the properties in the TND1 area. Dan showed his engineering sketch using the Sinquet property next to the Wawa. He shows a 19,000 sq. ft. building with 12 apartments and parking. They reviewed the Comparison Chart, which showed the requirements for different categories (lot area, density, setbacks, height etc.) for the C-2, C-5, TND1 Non-Res and TND2 Res. Tom discussed the minimum building size, height and stories. Brad wants to encourage commercial/retail on the ground floor. Janet brought up green space and storm water management. It was pointed out that on page 5 of the proposed amendment, pedestrian space should be counted toward impervious coverage. It was suggested that the current C-2 on the south side of Paoli Pike and the C-5 on the north side be combined to make one district. Mark Gordon feels they should just change the zoning and try to avoid non-conformities. Brad commented that the limitations are in density and parking. Apartments of 800 sq. ft. 1 or 2 bedrooms should have 2.5 parking spaces. Ernie asked about public parking spaces. Marty feels that having the C zoning and TND zoning creates too many options. We should have a design and what goes with it to control non-conformities.

At this point in the meeting, the group was divided into 2 groups of 4 people each. Each group took a particular property and sketched it out under the TND1.

Group #1 had the M&T bank property on the south side of Paoli Pike. This property is 1.1 acres. They found that parking would be a problem for a 2-story apartment building. Only a 1-story retail building with parking would work.

Group #2 had the DiAbounte property on the north side of Paoli Pike. They found that there is extra green space after a building was sketched.

B. FORMAL MEETING – 7 p.m.

Commission members attending the formal meeting were: Chairman Brad Giresi, Jim McRee, Dan Daley, Ernest Harkness and Mark Levy. Also present were: Mark Gordon (Township Zoning Officer), Jon Altshul (Township Assistant Manager); Janet Emanuel, Marty Shane, and David Shuey (Township Supervisors) and Tom Comitta (Consultant).

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. Brad checked the log. Mark Gordon mentioned that the Zoning Hearing Board will review Malvern Institute on January 9th.
4. The minutes of the December 5, 2018 meeting were approved.

5. Reorganization – Dan nominated Brad to continue as Chairman and Jim as Vice-chairman. The vote was unanimous.

C. OLD BUSINESS

1. Incubator Business - Jon Altshul presented his proposed Ordinance Amendment for Business Incubators and Light Industry. This was mentioned in the Township Comprehensive Plan to nurture start up businesses. It would be considered a conditional use. Jim asked if the Township would get involved in who they are renting to. Mark Gordon commented that they only need to know that the building meets the use. These are mostly office spaces. Ernie moved to recommend that the amendment for Business Incubators and Light Industry be adopted. Dan seconded the motion. The motion passed unanimously.

2. Goshenville TND Overlay - Mark Gordon mentioned that the property owned by the Goshenville Church has frontage on the west side of N. Chester Road and Colonial Drive and is included in TND1. It is an historic building, on 4.5 acres and currently zoned R-2. Brad feels it should be in the TND2 zone, which would allow 4 townhomes per acre and would help the TND1 businesses. Everyone agreed to make this parcel TND2. Jim discussed including incubators in Goshenville. Brad is concerned that it becomes complicated with the uses other than office (light industry), which you wouldn't want in Goshenville.

Jim mentioned the need for developers to provide a streetscape plan. Brad pointed out that we don't have a defined plan yet. Dan agreed that design standards need to be approved. Tom pointed out that the proposal index shows streetscapes but no specific models for lights and benches. He reviewed his notes from previous discussions. Mark Gordon asked Tom to look at apartment standards for the R-3, R-4, R-5 and C-1 districts to see what changes need to be made for the TND1. Dan feels that parking should be tailored to the number of bedrooms in the apartments. Tom suggested 1.13 for 1 bedroom, 1.6 for 2 bedrooms, and 2.0 for 3 bedrooms. Brad feels there should be 2 parking spaces for a 2 bedroom apartment in the TND1 and feels we need to look at ratios for other uses. Currently 7.5 for commercial. Jim asked about the need for subdivision plans. Dan and Mark Gordon feel the developer must show what is going to be done even in a subdivision. Leave it in for now.

Overlay vs District –

Brad commented that the goal is to create a town center with character. He feels it should be a district with all the items in the TND1.

Dan is still concerned about non-conforming parcels. He prefers to keep it as an overlay.

Mark Gordon mentioned that the Township Solicitor feels it should be a new district.

Ernie spoke about a worse case scenario overlay vs district. Wait and see how the overlay works. If not, then change it to a new district. He feels the overlay gives more options.

Jim prefers the overlay with more options at this point.

E. 2019 Goals – Brad reviewed the presentation he will make at the Annual ABC meeting on Saturday, January 12th at 8:00 am.

F. ANY OTHER MATTER

1. Mark Gordon reviewed the list of meeting dates for 2019.

2. Mark Gordon mentioned the public meeting about the Residential Open Space Development that the BOS is having on Tuesday, January 22, 2019 at 7:00 p.m at East High School.

ADJOURNMENT

There being no further business, Ernie made a motion to adjourn the meeting. Dan seconded the motion. The meeting was adjourned at 9:00 pm. The next regular meeting will be held on Wednesday, February 6, 2019 at 7:00 p.m.

Respectfully submitted, _____

Ruth Kiefer, Recording Secretary