

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS &  
PLANNING COMMISSION MEETING  
1580 PAOLI PIKE  
TUESDAY, JULY 30, 2019  
FINAL APPROVED MINUTES**

**Present:** Chairwoman Janet Emanuel; Vice-Chair Marty Shane; Members David Shuey and Mike Lynch; Township Manager Rick Smith; Zoning Officer Mark Gordon; Brad Giresi, Ernie Harkness and Mike Koza (Planning Commission ) and Tom Kilburn (Futurist Committee)

**Call to Order & Pledge of Allegiance**

Janet called the meeting to order at 7:00 p.m. and asked Brad to lead the pledge of allegiance.

**Moment of Silence**

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

**Chairman's Report**

Janet announced that the Board had met in Executive Session prior to tonight's meeting to discuss:

- A real estate matter
- The Township received a request from Sunoco to work 24/7 during pull back operations. The Township will hold a special meeting and are looking for a venue.
- The Township received a request from Adelphia for a temporary work space easement. Rick noted the pipeline requests would be posted on the website.

**Recording**

Janet announced that the meeting was being not being livestreamed due to technical difficulties.

**Goshenville Traditional Neighborhood Development Overlay Ordinance**

Janet announced this was a single purpose meeting to discuss the Traditional Neighborhood Development Overlay Ordinance (TND Ordinance) and asked the Planning Commission members present to introduce themselves.

Janet then turned the meeting over to Brad who stated that the Planning Commission was concerned about some gaps in communication with the presentation on the TND Ordinance at the June 25<sup>th</sup> meeting.

Ernie noted the 2015 Comprehensive Plan the supported development of the TND Ordinance; specifically the implementation strategies set forth in 6.1, 6.2 & 6.6 in the

land use section; 7.1 & 7.6 in the economic development section; and 8.4 & 8.6 the transportation section of the Plan.

Brad stated that in 2017 the Township was awarded a grant to develop the Paoli Pike Corridor Master Plan. The Plan, which was adopted in December 2017, recommends the adoption of an ordinance to enhance Goshenville. The Planning Commission is recommending a TND ordinance which provides for a pedestrian oriented streetscape, that puts buildings closer to the street with shared parking.

The plan kept the existing uses, added some residential uses, and removed high traffic uses such as gas stations. He identified some of the incentives to encourage redevelopment and the design guidelines for the new buildings which are very important.

Marty asked about the “triggers” for the Ordinance.

Brad stated the provisions of the TND Ordinance would apply if there was change in use, a commercial building was expanded by more the 20% or if an existing building was demolished.

David asked about the differences between TND 1 and TND 2. Brad replied that TND 1 (between Boot Road and North Chester Road) would have commercial and residential uses, while TND2 (the outlying properties) would be limited to residential uses.)

Janet opined that the interest in redevelopment will come once the Paoli Pike Trail has been completed.

Brad remarked that the guidelines are just being set, and that the market place will determine if redevelopment will take place.

Marty stated that the Township solicited input from the residents in the development of the Comprehensive Plan and the Paoli Pike Master Plan. He noted that that since the Township is almost built out there is not vacant land to work with. Accordingly, the redevelopment of Goshenville would allow the Township to maintain property values and keep pace with other municipalities.

Janet then asked for comments from the public.

Michelle Truitt, 1430 Grand Oak Lane, expressed a concern about the 40-foot building height and suggested waiting for the trail to be completed before moving forward with the ordinance.

Tom Kilburn remarked the some properties in Goshenville are ripe for development.

David recounted what he saw in a recent trip to Dublin, Ohio, where they transformed an area that had a five lane highway with vacant buildings, into a walkable community, with 40 foot high 3 story buildings.

Mike Lynch asked if the Hankin Project would complement the TND. Janet stated since it was not in the TND-1 or TND 2 District it should not be discussed at this meeting.

Marty noted that the M&T Bank was scheduled to close in September.

Brad noted that East Goshen is not a destination.

Mike Kozo opined "we want people to say they live in East Goshen".

Brian Sweet, 646 Meadow Drive, expressed his support for the TND Ordinance.

Jeff Dean, 152 Upton Circle, expressed a concern about the increase in density.

Tom McDonald, 646 Thorncroft Drive, suggested there needs to be more connections to the Paoli Pike Trail.

**Public Comment**

None

**Adjournment**

There being no further business, David made a motion to adjourn at 8:25 pm. Mike seconded. The motion passed 4-0.

Respectfully submitted,  
*Louis F. Smith, Jr.*  
*Township Manager*