

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
July 10, 2019

The East Goshen Township Planning Commission held a regular meeting on Wednesday, July 10, 2019 at 7:00 p.m. at the East Goshen Township building.

Members present are highlighted:

Chair - Brad Giresi

Vice Chair - Ernest Harkness

Dan Daley

Edward Decker

Michael Koza

Mark Levy

John Stipe

Also present were:

Mark Gordon, (Township Zoning Officer)

Martin Shane, Township Supervisor

Janet Emanuel, Township Supervisor

Michael Lynch, Township Supervisor

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

ZHB – Zoning Hearing Board

A. FORMAL MEETING – 7 p.m.

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.
4. The minutes of the June 5, 2019 meeting were approved.

B. CONDITIONAL USES AND VARIANCES

1. 1339 ENTERPRISE DRIVE - CTDI (Conditional Use) - Michael Anderson, Sr. Facilities Manager for CTDI, explained that CTDI wants to amend the existing Conditional Use from the 1980's use as warehouse and distribution to Research and Development. They manufacture their own proprietary testing equipment and need more room for that. There will be no physical change to the building or parking lot. There will be less employees and truck traffic. As the testing equipment is completed, it will be moved to their building at 1381 Enterprise Dr., added to larger units and shipped out from there. The current use will be moved to Coatesville. CTDI has 5 buildings in East Goshen Corporate Park. Ernie moved that the Planning Commission recommend approval of the Conditional Use application to amend the existing Conditional Use application from Warehouse and Distribution to "Manufacturing Facility of Precision Instruments and Similar Products" as outlined in the application and supporting materials from CTDI. Dan seconded the motion. The motion passed unanimously.

C. ORDINANCE AMENDMENTS

1. 1351 PAOLI PIKE (Sketch Plan for Zoning Amendment) The Hankin Group – Planned Apartment Development. Neil Fisher represented the Applicant. Also present was Robert Hankin, President and CEO of the Hankin Group. Neil explained that they look for properties that they will hold for longevity.

Example he gave was Eagleview and New Kent. They are currently building KEVA in Exton. Corporate Parks built in the 1980's are being revitalized to bring a mixed use component to them. He reviewed the property map showing residential apartments and a small restaurant in the historic house. The map shows access from Enterprise Drive and Paoli Pike. A traffic signal at Meadow Dr. and Paoli Pike will be governed by PennDOT which will take time. He spoke about the Fiscal Analysis that was done. They prepared a draft of the proposed Ordinance change for review. They showed a rendering of the proposed apartment building and explained the materials used on the exterior. It will be a mix of 1 & 2 bedroom apartments.

Planning Commission Comments:

John asked if they were going to provide charging stations for electric cars. Neil answered yes and 10-12 years ago they started building to LEED requirements. John asked if there was going to be incubator space on the first floor. Neil commented that in their projects they are providing more space for employees to work. John asked if they considered buying the Hicks farm. Neil mentioned that that property is not for sale and contains a large flood plain, which is not conducive to this type of project. Mark Levy asked about the traffic. Neil explained that under the current ordinance, a 90,000 sq. ft. office building could be constructed on this property. The firm they hired calculated the number of trips for both uses and compared them. The proposed residential would be slightly less. They will put in turning lanes at the Paoli Pike intersection. They will work with the Paoli Pike Trail. Mark asked if there would be a first floor restaurant. Neil commented that they are thinking of using the historic house for a restaurant. It would be open to the public for breakfast and lunch. The first floor will have the leasing office and amenity space. The new amenity building at New Kent is 5,000 sq. ft. More space is being provided now. At KEVA it is 12,000 sq. ft.

Ernie spoke about the fiscal report and asked about the School District expenditures. Neil explained how they collect budget and population information. The School District publishes the cost to educate a student.

Dan recused himself.

Ed asked about wetlands. Neil explained they are in the floodplain. Both uses included this.

Ed asked about the height of the buildings. Neil commented that the current ordinance allows 45 ft. and 3 stories. They are requesting 45 ft. and 4 stories. Ed asked if they will maintain the LEED certification. Neil commented that they will maintain it. The first floor amenities will be in the larger building for all residents of both buildings. Regarding PennDOT, they have to go through project approval then send a proposal to PennDOT for consideration.

Mark Gordon mentioned that there are more apartments in New Kent and there is not a light at the Boot Road exit. They will make a case for safety to PennDOT. All of the apartment complexes on West Chester Pike eventually got traffic signals. The Township finally got approval for a traffic light at the entrance to East Goshen Park based on safety.

Brad pointed out some of the issues with the request. Even though a height of 45 ft. is allowed, this building would be higher than the other buildings in the corporate park. Density would increase from 14.5/acre to 21.6/acre. Restaurant is allowed in the BP but not as an adaptive use of a historic building.

John asked about stormwater management. Neil explained that some will go to a current system and the rest will be underground.

Public Comments

Matthew Barnes, 1431 Grand Oak La.- He is usually pro development because on his profession. He feels that they should not use the term "by right" and use "Conditional Use". He doesn't want this to change East Goshen to Exton. He asked about impact fees. Mark Gordon explained that the Township does have impact fees. Mr. Barnes feels the Township can change \$1 million for an impact fee. Others such as Phoenixville do that. Mark Gordon spoke about what applies to Class 2 Townships like East Goshen and what applies to cities and class 1 townships. Mr. Barnes feels that the Hankin Group is a good developer.

Janet Emanuel – In the 1980's she was part of the development of the township's Comprehensive Plan. They set higher density along West Chester Pike and New Kent in the town center. She asked why they

are requesting such a high density. Neil commented that New Kent is larger than this project. He explained the cost to run apartments. Janet mentioned that the Corporate Park has R2 on all sides and larger setbacks. In the current apartment ordinance, the distance between buildings is based on the height. Neil explained that they want to create a landscape along Paoli Pike. He described what it would look like.

Kevin Perrot, 1416 Grand Oak La. – He mentioned the airport. His street is on the approach to runway 27. Mark showed where the approach is and where the new building will be. This property is not near the approach to the airport. Mr. Perrot is still concerned.

Wayne Wilson, 406 Summit House – They are seniors and he mentioned all the things that will impact them financially.

John Uebele, 639 Meadow Dr. – He doesn't feel they should compare Eagleview with this. They aren't similar at all. Lower the height and cut the number of units.

Marie Cattie, 630 Meadow Dr. – She was a member of the original trail committee. Her understanding was that the trail would be on the same side of Paoli Pike as East High School. Her concern is runoff. They have had more flooding than ever before from the creek. The bridge on the Hicks farm was washed out. This is a big concern. Traffic from the corporate park is mostly AM and PM rush hours.

Apartments can be all day. She pointed out that with the Paoli Pike Trail, people from New Kent will be able to walk to the Corporate Park so these apartments won't be needed. She feels that East Goshen has enough apartments so that the companies could use what is already here.

Marty Shane – On behalf of the Supervisors he thanked the residents for being here. Hankin has equity ownership in this property, which means they will become owners only if the plan is approved. The Supervisors will decide whether to move forward or not. There will be at least one public meeting with the Supervisors where the residents can voice their concerns.

Tom McDonald, 646 Thorncroft Dr. – He commented that they should consider the traffic issues on Boot Road too. He spoke about the traffic backups on Boot Road.

Elizabeth Uebele, 639 Meadow Dr. – She commented that Reservoir Road and the Corporate Park intersection already has a traffic light. She sees no reason for another light and a big building.

Kelly Steele, 1341 Hollyberry La. – They moved here 3 years ago. They look onto Paoli Pike and would like to have the building moved back further from the road. They have kids who walk to school. What type of tenants will there be? Neil explained who would probably rent the apartments.

James Cucinotta, 1342 Hollyberry La. – He explained that he used to work at Eagleview and didn't want to live in Exton. TEVA a large pharmaceutical company is moving to Airport Road. He hopes the Planning Commission will not recommend this. At least now there is less noise on the weekends. This will create noise all the time. He would pay more taxes to keep them out.

Mary McCloskey, 1727 Clocktower Dr. – She thanked Hankin for the quality of their buildings. She feels the township has given transparency regarding this project. However, the residents are still in shock from the pipeline. She thinks the property could be a garden to table restaurant.

Richard Ruberti, 1360 Paoli Pike - He asked if Hankin has a strategy to buy up the other buildings in the Corporate Park to add more apartments like they did at New Kent. Neil answered no. Mr. Ruberti asked about the occupancy in the Corporate Park. Mark Gordon commented that there is only 1 building that needs occupancy now. Mr. Ruberti lives on Paoli Pike and has to wait several minutes to get out of his driveway. He spoke about what the view was before the Corporate Park. He asked what value he will get from this project.

Jim Christenson, 612 Meadow Dr. – He commented that there are two things the Planning Commission can do – yes or no. He asked that they say no.

Jane Joyce, 704 Red Maple Dr. – She would ask them to vote against this. The traffic is already terrible and not just during the school year. They must look at the impact on the entire township not just this area. She hasn't heard anyone say they are for this. The residents showed up and don't want this to happen.

Richard Schutte, 628 Meadow Dr. – He asked where the exit would be for parking under the current ordinance. Mark Gordon commented that it requires all uses to use Enterprise Drive. Mr. Schutte commented that they are creating an additional exit for this use, when the others have to use Boot Road or Paoli Pike. Brad asked Neil if only one exit onto Enterprise Drive would work. Neil commented probably not.

Heather Lebano, 1704 Bow Tree Dr. – She asked what the difference is in taxes between apartment residential and single family residential.

Brad asked if the Planning Commission members had any further comments.

John would like to see them have business use on the first floor and only 3 stories.

Ed pointed out that there are 19 items to change for this amendment and only 5 are addressed and those changes are increases and significant.

Brad is not opposed to residential but is concerned about density and height. There are quite a few concerns.

Neil asked that the Planning Commission move this to the Supervisors for consideration.

Mark Gordon commented that this is still just a sketch plan. They can move it to the Supervisors so Hankin will know whether to move forward or not. The plan will be reviewed by the Township's attorney and engineer. Hankin has agreed to provide escrow to help pay for these services.

Janet asked that the Planning Commission provide a list of their concerns.

Ernie moved although there are numerous issues to work through, this request has some planning merit; therefore, I move that the Planning Commission recommend that the Board of Supervisors schedule to her the applicant's presentation at an upcoming Board of Supervisors meeting. With that, the PC and the public have identified several areas of concern that need to be addressed, to include:

1. Proposed setbacks
2. Proposed building height and number of stories
3. Proposed driveway entrance/exit onto Paoli Pike
4. Potential traffic impacts
5. Proposed density
6. Proposed ordinance changes
7. Potential impacts to the Goshen Corporate Park
8. Potential future development impacts with an ordinance change of this magnitude.

Mark seconded the motion. The motion passed with one abstention.

D. LIASION REPORTS

1. Board of Supervisors – Janet mentioned that last night they held the hearing for the Home Occupation Woodworking. They had experts who testified. They will meet again next month. The residents had two attorneys and are going to get their own noise expert.

Janet gave an update on the Rte. 352 and King Rd. intersection. Initial talks included left turn lanes and round about which the residents were against. After the public meeting, they agreed no round about. They agreed to a 4 phase which is each leg of traffic would have its own green light. A letter was sent to PennDOT.

E. ANY OTHER MATTER

1. West Whiteland Official Map – Ernie moved that the Planning Commission recommend that the Board of Supervisors send a letter to West Whiteland Township supporting their efforts on their Official Map Update. John seconded the motion. The motion passed unanimously.

2. Ernie asked Janet if he and Brad can come to a BOS meeting to discuss the TND overlay. He doesn't feel the presentation that was given was sufficient. Janet will check on a date for this to be part of a regular BOS meeting open to the public.

F. ADJOURNMENT

There being no further business, Ernie made a motion to adjourn the meeting. Mark Levy seconded the motion. The meeting was adjourned at 10:00 pm. The next regular meeting will be held on **Wednesday, August 7, 2019** at 7:00 p.m.

Respectfully submitted, _____

Ruth Kiefer, Recording Secretary