

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**November 6, 2019**

The East Goshen Township Planning Commission held a regular meeting on Wednesday, November 6, 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, Zoning Officer**

**Janet Emanuel, Township Supervisor**

**David Shuey, 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 October 2, 2019 meeting were approved as amended.

**B. ORDINANCE AMENDMENTS**

1. TND Ordinance Overlay – Brad mentioned that the BOS held a public meeting on October 22. As a result of that meeting, the BOS has asked the PC to revisit this revised TND proposal to remove apartments as a use.

Mark explained that he met with the Township Solicitor, Tom Comitta, and Rick Smith to make these changes. Apartments were removed, build-to line and front yard setback, the pedestrian gathering area was changed and design standards were changed to reflect these items. The TND-2 is single family or twins. He discussed the easements and right of way. He spoke about new uses that the TND-1 allows. Any new construction has to use the TND-1.

Dan and Ernie are disappointed that apartments were removed.

Brad mentioned that the Commission met with a developer who commented that without residential there will be no interest because this was an incentive.

David mentioned three examples of requests not allowed under this revised proposal. 1) someone wants to build a coffee shop and to cover debt put a residential unit above it. 2) Someone wants to build back further than 15 ft from the trail. 3) On the Perakis property, someone wants to build triplex units with open space. Mark confirmed that all of these would require a variance under the current proposal.

Mike feels a town center should have mixed use. He is in favor of individual residential units above commercial. He feels the residents don't want apartment buildings like they are doing in Exton.

Janet mentioned that the developer commented that we have to add more density. A resident mentioned that a community she knows did a mix and the stores with residential above were more successful. Ernie pointed out what is in the current Township Comprehensive Plan about the town center and it includes residential above commercial.

Brad commented that all plans point to a pedestrian oriented space so people can walk.

Mark mentioned that the Paoli Pike Trail for this area will be started in spring of 2020 and will take a year to complete. He commented that the revised TND plan has to be sent to the County by November 15 in order to receive comments for adoption this year.

David commented that there are 2 vacant properties there and he wants to keep this moving. He mentioned, that under this TND-1, parking is to be in the rear.

Public Comment:

Dan Truitt, 1430 Grand Oak Ln -Dan spoke about parking for dwellings when there is more than 2 adults in a unit. The current standard is 1.2 to 1.5 cars per unit. Where will the extra cars go?

There was more discussion about dwellings above ground floor commercial, density, parking, etc.

The Commission agreed to revise the plan again to recommend dwellings above ground floor commercial. Mark will have a meeting with the staff and next week 2 or 3 Commission members will review the new draft which will be sent to the County.

Ernie made a motion that the Planning Commission recommend that the Board of Supervisors move the draft TND Overlay Ordinance forward to adoption with the following changes:

**TND-1**

1. Add "Dwelling units above first floor commercial uses" back into the TND-1, Uses permitted by right section.

2. Add a definition for "Dwelling units above first floor commercial uses".

3. Add Dwelling Units Above First Floor Commercial in the Residential Uses Table specifying that said units have a minimum habitable floor area of 1,000 s.f. and a maximum density of 10 dwelling units per acre.

4. Add parking standards for dwelling units above first floor commercial uses to the special design standards section as outlined in the 4/5/2019 version.

5. Amend Front Yard Setback to 15' minimum

6. Amend Buffer Yard requirement in the TND-1 to read "Buffer Yard adjoining residential uses".

7. Revise appendices and SALDO amendment to reflect these changes.

**TND-2**

No Changes.

Mike seconded the motion. The motion passed unanimously.

**C. ANY OTHER MATTER**

1. 2019 PA Small Water and Sewer Grant Application – Mark commented that he received a memo from Jon Altshul, Asst. Township Manager, stating that the Municipal Authority is interested in submitting a grant application to the DCED through the PA Small Water and Sewer Program for their Caustic Soda Project. He explained how the caustic soda is used and the manual process currently being used. The MA wants to install a safer, computerized conveyor system. Mark gave a history of the RCSTP. As part of the grant application, a letter is needed from the Planning Commission affirming that the proposed Caustic Soda project conforms with comprehensive land use plans.

Brad moved that the PC direct the Zoning Officer to draft a letter to the PA Department of Community and Economic Development affirming that the proposed Caustic Soda Project at the Ridley Creek Sewage Treatment Plant conforms with the Township's comprehensive land use plans. Ernie seconded the motion. The motion passed unanimously.

**D. CORRESPONDENCE**

1. PennDOT MTF Fund Application – The PC received a letter from Jason Lang, Director of Parks and Recreation, giving notice that the Township is making application for PennDOT’s Multimodal Transportation Fund Program (MTF) for funding to complete the Paoli Pike Trail segment B from Ellis Lane to Reservoir Road. Mark explained what is needed to get this grant. Dan moved that the Planning Commission support the MTF application. Mark Levy seconded the motion. The motion passed unanimously.

**D. ADJOURNMENT**

There being no further business, Mike made a motion to adjourn the meeting. John seconded the motion. The meeting was adjourned at 9:20 pm. The next regular meeting will be held on Wednesday, December 4, 2019 at 7:00 p.m.

Respectfully submitted, \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*