

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
March 3, 2021

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday March 3, 2021. Because of the COVID-19 restrictions the meeting was held via teleconference using Zoom.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Edward Decker

Michael Koza

Mark Levy

Michael Pagnanelli

Also present were:

Mark Gordon, Zoning Officer

Marty Shane, Township Supervisor

Michele Truitt, Township Supervisor

John Hertzog, Township Supervisor

David Shuey, Township Supervisor

Bill Wegemann, Vice Chair, East Goshen Pipeline Task Force

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. 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, military and healthcare providers.
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. The tracking log had nothing listed.
4. The minutes of the February 3, 2021 meeting were approved.
5. Mark Gordon explained the procedure for public comments.

B. ANY OTHER MATTER

Ernest acknowledged Bill Wegemann and asked him to introduce himself. Bill commented that he has been an East Goshen resident for 21 years. He is the Vice Chair of the Pipeline Task Force and volunteered to be the liaison to the Planning Commission. He lives near the pipeline construction area. He appreciates all the work the Planning Commission has done on the proposed pipeline ordinance. He mentioned the 660 ft measurement from the center line of a pipeline. Ernest mentioned the letter he sent about the proposed ordinance and that he will be submitting it to the BOS on March 16th. It is not on the agenda for this meeting.

C. CONDITIONAL USE & VARIANCES – None

D. ORDINANCE AMENDMENTS - None

E. OLD BUSINESS - None

F. NEW BUSINESS

Paoli Pike Commercial District – Ernest spoke about the TND overlay that was developed for the area on Paoli Pike between Boot Road and Rt. 352. The staff suggested that the commission discuss what they see for the future 15-20 years in this area. The Trail is open and some properties are changing.

Mark Gordon commented that the concern is the residential component that was added and some of the design standards; i.e. moving closer to the road/trail. He and Rick Smith have discussed what kind of place it can be. It could be a hybrid of the C2 and C5 districts. Maybe combine the best of those two districts for a Town Center. Ernest mentioned doing an analysis of uses not permitted in the zones.

Marty commented that the bank next to the Township Building has been sold and the TD bank is being sold. He heard some comments about the need for fast food, take out business. In the past we didn't want a McDonald's but maybe a new upscale one would be ok.

A Starbucks drive through was mentioned. Mark Gordon mentioned that there may not be enough room for the traffic in the drive through.

Ed mentioned that some type of food stand, like an ice cream stand, would be good for the people on the trail.

John Stipe commented that you can't discriminate on the drive through. Mark Gordon mentioned that for the Dunkn Donuts they used a café with drive through. David commented that Starbucks has no grills or ovens. John mentioned that the TND reduced parking requirement. He also mentioned the need for pedestrian crossing to New Kent. Mark Gordon commented that they aren't working on regional connections yet.

Mike Koza spoke about the overlay and gas stations. He feels gas stations should not be allowed.

Mark Gordon commented that there is probably not enough room for today's type of gas stations, Wawa Etc.

Mark Levy asked for the status of the trail. Mark Gordon mentioned that sections C, D, & E started right after Covid. Section A has received a bid. Section B they are working on easements. B is over \$3M and they can't apply for grants without easements.

Marty suggested looking for ideas to combine the two districts. What is in place now needs to be looked at for additional uses.

Dan reviewed how the TND was developed. We are looking for a sense of place. This is an essential area. We are looking for places to gather. Originally, he wasn't in favor of the residential component. Traffic is bad in this area at certain times of the day, but on weekends it's not too bad. He thinks it should be an area to gather and see neighbors. He understands the pushback on the residential. He spoke about stacking in drive throughs out onto the main road. C5 doesn't allow some retail that is allowed in C2. Michele appreciates everyone's ideas. She asked if we can apply C2 & C5 to both sides of the street. Covid has changed how we do business. Patermo's is busy with take out. Don't reduce the number of parking spaces. Don't specify in front or behind the businesses. She spoke about expanding a footprint. She doesn't want to require that they tear the building down. Cyber cafes where people can do business should be considered a new use.

Ernest asked if there were any more comments. He has about 15 items for staff review. He thanked everyone for the discussion.

G. LIASION REPORT

Futurist Committee – Marty mentioned that they put a survey together to see what the residents want.

Business Park Task Force – John Hertzog reported that they are working on a survey to send out to the businesses and meet with them. We want to know if we are going to lose any tenants and how we can help them.

H. ADJOURNMENT

There being no further business, John Stipe made a motion to adjourn the meeting. Mike Koza seconded the motion. The meeting was adjourned at 8:00 pm. The next regular meeting will be held on Wednesday, April 7, 2021 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary