

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, January 5, 2022
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting**
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes**
 - 1. December 1, 2021**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. Old Business
- J. New Business
- K. Any Other Matter**
 - 1. Discuss 2021 Accomplishments and 2022 Goals**
 - 2. BPTF Final Report**
- L. Liaison Reports
- M. Correspondence
- N. Announcements

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

January 5, 2022 PC Meeting

Application Name	Application (CU, LD, ZO, SD, V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date	Comments
The Malvern Institute	LD	P	6/28/2021	7/1/2021	6/30/2021	6/29/2021	8/13/2021	(3) 3/31/2022	2/2/2022	2/15/2022	NA	2/28/2022	

Bold = New Application or PC action required

Completed in 2021

Small Wireless Facilities	ZO	F	NA	NA	NA	NA	NA	NA	NA	NA	12/7/2021	NA	AD
Imperial Marble, 1311 WCP	V	Sk	10/25/2021	10/25/2021	NA	NA	10/28/2021		11/3/2021	11/16/2021	12/14/2021	12/24/2021	A
14 Reservoir Rd. / Glossen	V	Sk	5/25/2021	5/25/2021	NA	NA	5/27/2021		6/2/2021	7/6/2021	7/15/2021	7/23/2021	A
ESKE Development LLC	V	S	4/20/2021	4/20/2021	4/27/2021	NA	4/27/2021		5/5/2021	5/11/2021	5/26/2021	6/18/2021	A
Albert and Lynn Greto	V	S	4/26/2021	4/26/2021	NA	NA	4/29/2021		5/5/2021	6/1/2021	6/8/2021	6/25/2021	D
1365 Enterprise Drive	V	Sk	4/1/2021	4/1/2021	NA	NA	4/1/2021		5/5/2021	5/18/2021	TBD	5/31/2021	A
198 Oneida Ln	V	Sk	1/26/2021	1/27/2021	NA	NA	1/28/2021		2/3/2021	1/16/2021	2/25/2021	3/26/2021	A
Pipeline HMS / Consultation Zone Or	ZO / S	DRAFT	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	AD

KEY

A - Approved

AD - Adopted

D - Denied

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
December 1, 2021

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday December 1, 2021 in the Township Building.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Edward Decker

Michael Koza

Mark Levy

Michael Pagnanelli

Also present was:

Mark Gordon, Zoning Officer

Michele Truitt, 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

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 military, first responders, medical personnel and those who keep us safe.
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 was checked and no need for a workshop meeting.
4. The minutes of the November 3, 2021 meeting were approved as amended.

ORDINANCE AMENDMENTS

1. Small wireless Facilities/§190 - Mark Gordon introduced Kimberly P. Venzie, Esq., who has prepared a summation of the new statutes. Regulations on large WCF towers do not change, however, the regulations surrounding Small Wireless Facilities (SWF) have. Kim commented that East Goshen already has coverage for large wireless facilities (WCF). The SWF permits will become more prevalent in the future with the buildout of 5G networks, thus the Township will be subject to permitting these facilities as outlined in the state statutes. The new SWF Ordinance will be a stand-alone ordinance outside of the zoning ordinance. Mark mentioned that SWF will not be subject to zoning or planning reviews by the Planning Commission or the Board of supervisors. These reviews and approvals must be completed within certain timeframes (60-90 days) and will be handled similar to building permit reviews. The review of SWF applications will be done by the Code Enforcement Department. Fees are set by the Federal government. Kim mentioned that SWF will be installed on poles in the right-of-way. East Goshen Township will have SWF design requirements.

Mike P. asked if they can put a pole in a residential area with no above ground services. Kim explained that we can prohibit them in areas where services are underground. If they want a waiver they have to go to the BOS. After discussion John made a motion that the Planning Commission recommend that the Board of Supervisors approve the zoning ordinance amendment addressing small wireless facilities, the

1 new stand-alone small wireless facility ordinance, and the small wireless facility design guidelines. Dan
2 seconded the motion. The motion was passed unanimously. Mark mentioned that this will be on the
3 BOS agenda for next Tuesday, December 7th.

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6 **OLD BUSINESS**

7 None

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9 **NEW BUSINESS**

10 None

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12 **ANY OTHER MATTER**

13 1. The Township will hold the annual ABC meeting in January. Ernest will make a list of 2022 goals to
14 discuss at the next meeting.

15 2. John mentioned the problem with trucks going off the road at Airport Rd. and Wilson Dr. He feels the
16 turnoff needs adjustment.

17
18 **LIAISON REPORT**

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20 **ADJOURNMENT**

21 There being no further business, Ed made a motion to adjourn the meeting. Dan seconded the motion.

22 The meeting was adjourned at 7:50 pm. The next regular meeting will be held on Wednesday, January 5,
23 2021 at 7:00 pm.

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26 Respectfully submitted,

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Ruth Kiefer, Recording Secretary

**East Goshen Township Planning Commission.
Report on 2021 goals and proposed 2022 goals**

January 25, 2022

Planning Commission significant accomplishments for 2021:

- Completed Pipeline Awareness Study Ordinance.
- Reviewed Variance for 198 Oneida Ln
- Reviewed Variance for 1365 Enterprise Drive
- Reviewed Variance for Albert and Lynn Greto
- Reviewed Variance for ESKE Development LLC
- Reviewed Variance for 14 Reservoir Rd/Glossen
- Reviewed Variance for Imperial Marble, 1311 West Chester Pike
- Completed and Reviewed Ordinance for Small Wireless Facilities
- Supported the Business Park Task Force with Planning Commission representation

Planning Commission Goals for 2022:

- Continue to support the Board of Supervisors (BOS) with the following Comprehensive Plan Implementing Strategies:
 - Objective 9.1 Maintaining and expanding the Open Space, Recreation, and Trails Network
 - Objective 9.2 Developing the Paoli Pike Trail to create the linkage between West Chester and Malvern, through East Goshen, from West Goshen to Willistown..
 - Objective 7.2 Promote the enhancement of business opportunities along the West Chester Pike Corridor. - Begin High Level Discussions.
- Request Board of Supervisors to make decision on direction to satisfy the Comprehensive Plan Objective 6.3 Transforming the West Chester Pike Corridor into a more Functional and attractive artery. The Planning Commission has completed and submitted to the BOS a Traditional Neighborhood Development (TND) Overlay Ordinance for BOS action. Support implementation of this TND or other direction by the BOS.
- Support BOS request to review existing township Zoning Ordinances for possible revision and updates. The Planning Commission shall focus on the remaining districts.
- Review proposed Land Development application for the Malvern Institute.

Business Park Task Force

Report to Board of Supervisors

Business Park Task Force:

- The Business Park Task Force has the following objectives:
- Assess current revenue to the Township from the business parks.
- Create a document that is updated regularly with key information on each business.
- Assess the future outlook of the employment levels of each business in the business parks.
- Evaluate the permitted uses in the I1 and BP Districts.
- Create an action plan to address any concerns.

Members	ABC Board
Mike Lynch	Board of Supervisors
Michele Truitt	Board of Supervisors
Ed Decker	Planning Commission
Mike Koza	Planning Commission
Jeff O'Donnell	Futurist Committee, Chair
Brian Sweet	Futurist Committee
John Stipe	Planning Commission
Mark Gordon	Staff Liaison

Business	ACERO	Advanced Staging Production	CTDI	Lavazza	PALCS	Techniplast	Zeks
Contact Name	Michael Fitzgerald	Steve Wildemann	Keith Montone	Jason Hall	Jim Hanak	Marco Carrara	Mark Xu
Rank 5 most important criteria	Building Appearance	Proximity to employee base Proximity to customers Real estate costs Building appearance Proximity to major highways for commuters	Traffic Management	Proximity to employee base Proximity to restaurants Proximity to major highways for commuters Building appearance Public transit	Proximity to employee base Real-estate costs Proximity to major highways for commuters Building appearance x	Proximity to employee base Real-estate costs Proximity to major highways for commuters Building appearance	Rent Price Proximity to employee base Prior association with EGT Traffic Management Public Transit
Rank 5 most important criteria if you were selecting a business location	Location Building Appearance Cost Prox to Employees	Property taxes	Access to Transportation Family roots		Proximity to employee base Real-estate costs Proximity to major highways for commuters Building appearance	Proximity to employee base Real-estate costs Proximity to major highways for commuters Building appearance	Rent Price Proximity to employee base Prior association with EGT Traffic Management Public Transit
Has COVID changed the size of your workforce	No Change	Reduced 3 - 4%	no change	reduced 50% (shutdown for several weeks, now ramping back up)		No Change	Reduced 10%
Do you anticipate your business changing permanently as a result of COVID	No Change	No change	increased		increased 30%	No Change	No Change
Has your business shifted to more remote work as a result of COVID	No Change	Increased 30%	no change		increased 80%	Increased 50%	Reduced 15-20%
Do you currently have any issues of concerns	No	No	Geese, Frequent Power Outages	No	No	No	No

General Comments

Negatives:

- Power Grid Inconsistency – PECO unresponsiveness
- Traffic Management (Boot Rd)
- Geese Nuisance
- Lack of hospitality (lodging/ restaurants for entertaining)

Positives

- Request for breakfasts, more open communication
- Overall positive comments around “low touch” township involvement
- Positive remarks around Township staff responsiveness, and excellent public amenities.
- Proximity to workforce



Recommendations

- Work to improve traffic flow (prioritize planned restriping and signal timing during peak hour traffic.)
- Facilitate meeting with PECO to discuss reliable power improvements within the business parks.
- Foster environment of open communication either through return of breakfast or dedicated B.O.S meets with business owners (retail & commercial)
- Investigate whether the township should continue its affiliation with the Chamber of Commerce, and if the chamber can become more active with the township businesses.
- Further identify what can be done to eliminate the geese nuisance within the business park

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