

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, March 2, 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. January 5, 2022**
- 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. BPTF Final Report / Discussion about report recommendations**
 - 2. Consider Support for Chester County PPP Grant for Pickle Ball Courts**
- L. Liaison Reports
- M. Correspondence
- N. Announcements

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

March 2, 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	(4) 6/30/2022	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
January 5, 2022

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday January 5, 2022 in the Township Building.

Members present are highlighted:

Chair – Ernest Harkness via phone

Vice Chair – John Stipe

Dan Daley

Edward Decker

Michael Koza

Mark Levy

Michael Pagnanelli

Also present was:

Mark Gordon, Zoning Officer

John Hertzog, Township Supervisor

Michael Lynch, Township Supervisor

COMMON ACRONYMS:

BOS – Board of Supervisors

CPTF – Comprehensive Plan Task Force

BC – Brandywine Conservancy

CVS – Community Visioning Session

CB – Conservancy Board

SWM – Storm Water Management

CCPC – Chester Co Planning Commission

ZHB – Zoning Hearing Board

FORMAL MEETING – 7 p.m.

1. John Stipe called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence.
2. John 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. Mark mentioned that Malvern Institute has given an extension until March.
4. The minutes of the December 1, 2021 meeting were approved.

OLD BUSINESS

None

NEW BUSINESS

1. Reorganization - Election of officers needs to be done in January. John nominated Ernest for Chairman. Dan seconded the nomination. It passed unanimously. Dan nominated John for Vice Chairman. Mike seconded the nomination. It passed unanimously.

ANY OTHER MATTER

1. 2021 Accomplishments and 2022 Goals – Ernest reminded everyone of the Annual ABC meeting on January 25, 2022 at 6:30 p.m. He will not be able to attend so John will give the presentation for the Planning Commission. After review of the 2021 Accomplishments and 2022 Goals, Dan suggested that the Business Park Task Force (BPTF) be mentioned in the Goals for 2022. The final Goal will be: Review the BPTF results for any action items and Ordinance type activity.

- 1 2. BPTF Final Report – Mark confirmed that the work of the BPTF is done. Everyone agreed to set some
2 time for discussion of the report and invite all members of the BPTF to be present.
3 3. Wilson Dr. and Airport Road – John asked Mark if anyone is looking into the shoulder width at this
4 intersection. Mark has passed it on to Mark Miller.
5

6 **LIAISON REPORT**

7 1. Board of Supervisors - John Hertzog reported that they had reorganization on Monday. Michele Truitt
8 is the Chairman this year. Cody Bright was sworn in to replace Marty Shane. The BOS voted to replace
9 the township solicitor and they are not going to follow through on the Hicks Farm easement for the Paoli
10 Pike Trail. All Planning Commission reappointments were approved.
11

12 **ADJOURNMENT**

13 There being no further business, John made a motion to adjourn the meeting. Mike seconded the motion.
14 The meeting was adjourned at 7:30 pm. The next regular meeting will be held on Wednesday, February
15 2, 2022 at 7:00 pm.
16

17
18 Respectfully submitted,
19
20
21

22 _____
23 *Ruth Kiefer, Recording Secretary*

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	Traffic Management	Proximity to employee base	Proximity to employee base	Proximity to employee base	Rent Price
		Proximity to customers		Proximity to restaurants	Real-estate costs	Real-estate costs	Proximity to employee base
		Real estate costs		Proximity to major highways for commuters	Proximity to major highways for commuters	Proximity to major highways for commuters	Prior association with EGT
		Building appearance		Building appearance	Building appearance	Building appearance	Traffic Management
		Proximity to major highways for commuters		Public transit	x		Public Transit
Rank 5 most important criteria if you were selecting a business location	Location	Property taxes	Access to Transportation		Proximity to employee base	Proximity to employee base	Rent Price
	Building Appearance		Family roots		Real-estate costs	Real-estate costs	Proximity to employee base
	Cost				Proximity to major highways for commuters	Proximity to major highways for commuters	Prior association with EGT
	Prox to Employees				Building appearance	Building appearance	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

Memorandum

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshen.org

Date: 2/17/2021

To: Planning Commission

From: Mark Gordon, Township Zoning Officer 

Re: **Chester County Parks Preservation Program (PPP) Grant**

Commission Members,

The Parks and Recreation Department is seeking County Park Preservation Program Grant funds to renovate the existing Tennis courts at the East Goshen Park. If successful, the grant funds will be used to renovate the existing Tennis Courts, converting three of them into six new pickle ball courts.

The grant application requires the municipal Planning Commission to support the application for grant funds.

The proposed tennis court renovation project is fully aligned with the Township Comprehensive Plan and supports the following plan objectives outlined in chapter 9 (Community Facilities and Services Plan):

1. 9.3 - Maintain and upgrade East Goshen Park
2. 9.4 – Continue to provide high quality Recreation Services

Jason Lang, Parks and Recreation Director, is seeking the PC's support of this grant application.

STAFF COMMENTS

Staff supports and recommends that the PC support the Township's PPP Grant application for improvements to the tennis courts.

DRAFT MOTION

Mr. Chairman, I move that the Planning Commission support the Township's Chester County Park Preservation Program grant application to assist in the funding of renovations to the exiting tennis courts in East Goshen Park.

Memo

To: Board of Supervisors
From: Park and Recreation Commission
Re: Pickleball Courts – CIP Budget
Date: January 24, 2022

Overview:

In 2018, the back half of the tennis court facility was blacktopped due to storm damage and age. It was blacktopped and marketed as a multipurpose surface; open and available to a host of activities like pickleball, roller hockey, basketball among others. The rationale was that it was the last remaining piece of EGT Park that could be developed into a defined sport usage, and we wanted to get it right. Therefore, give residents time to use the space organically and see what uses were most popular. In 2016, we did a tennis usage survey (pictorial assessment over the course of two weeks in June/July) and found that three courts were utilized constantly with some need for a fourth court. USTA leagues require four courts for league play. Moving forward from 2018, it has become very clear that pickleball is the preferred sport of choice for Township residents on that space. Currently, Township residents have eight temporary courts set up and play sun up to sun down. The Park Commission discussed this topic over the course of three fall 2021 meetings.

Citing the information below, the Park Commission recommends reallocating the 2023 CIP budget funding currently slated for an amphitheater band shell to a permanent pickleball/4th tennis court installation.

- Pickleball court utilization:
 - The pickleball courts are always in use by a large and dedicated pool of players. The players are so dedicated to the sport, they've shoveled off the courts after a snow storm to continue play. To put it into known terms, the pickleball courts are as popular with our seniors as our playground is with our kids. That said, the Department Director fields calls constantly from residents interested in upgrading the current play experience to the industry standard. The blacktopped surface is substandard in that pickleball doesn't bounce true and the surface is hard on the player's bodies.
- Current multisport surface:
 - The current modular pickleball nets were added to keep the space flexible for additional sport uses. Since 2018, the Department Director has had zero inquiries to use the space for other activities, outside of a single dance recital. They used the multisport surface because the stage was already booked (2020 – COVID).
- Township demographics
 - Resident demographics support the installation of permanent pickleball courts. Twenty percent of our residents are 55+ (double the national average) and the sport is primarily played by this demographic. Putting in permanent courts would directly support senior's preferred athletic sport of choice.

- Fastest Growing Sport in America
 - Pickleball is the fastest growing sport in America, up 21% since 2018. It is quick-paced, played in pairs so there is a social benefit, and can be relatively cheap and played multi-generationally. Because the ball doesn't travel as far or as fast, it is easy for children to pick up a racquet and play.
- 4th Tennis Court
 - During the pandemic, tennis play has also increased. We have a strong youth tennis program on Saturdays (spring & fall) and adult tennis clinics (spring & fall). This renovation would include a 4th tennis court/pickleball hybrid (see illustration) that would support current and future tennis expansion and open the possibility to USTA league play.
- Tennis/Pickleball interaction
 - Some feel tennis and pickleball participants are "at odds" with each other. The Director of Parks and Recreation sees it completely differently. The pandemic has pushed both sports to the forefront. Being outside, spaced out but with friends, and being active have created new lovers of both tennis and pickleball. Pickleball is a natural extension of tennis, becoming the sport resident's gravitate towards when the physical demands of tennis become too difficult.
- Potential programming ideas
 - Pickleball/tennis resident tournaments
 - Pickleball/tennis adult-child team events
 - Pickleball youth camp
 - USTA league
- Amphitheater band shell
 - While adding an amphitheater band shell would add to the amenity's appeal, Parks and Recreation only uses the amphitheater for 2-5 events per year. When looking at our Township resident's recreational interests today and in the future, it's the Park Commission's recommendation that these monies would be better spent on an everyday activity that our residents truly love today and into the foreseeable future.

Permanent pickleball court installation would include:

- Resurfacing (similar to tennis court surface)
- Lining for 6-8 courts
- Permanent posts/sleeves for 6-8 courts
- Middle fence between pickleball courts

Currently, there is \$92,500 allocated in the CIP budget for the amphitheater band shell (2023 project). If the Park Commission and Board of Supervisors agree to this reallocation, I would discuss the project with potential vendors, hoping final cost would be \$90,000. As with all Township park capital projects, we would first seek grant funding to offset Township expenses. This would likely include:

PA DCNR C2P2 grant: \$45,000 (April due date, Nov announcement)

PA DCED GTRP grant: \$45,000 (July due date, Nov announcement)

Chester County Municipal grant: \$45,000 (Feb 26 due date, spring announcement)

It is highly unlikely that grants will offset 100% of the project's costs but the above do have full reciprocity with each other. Based on our past grant success, we could anticipate securing 50 – 66% of the cost or \$45,000 - \$59,400.

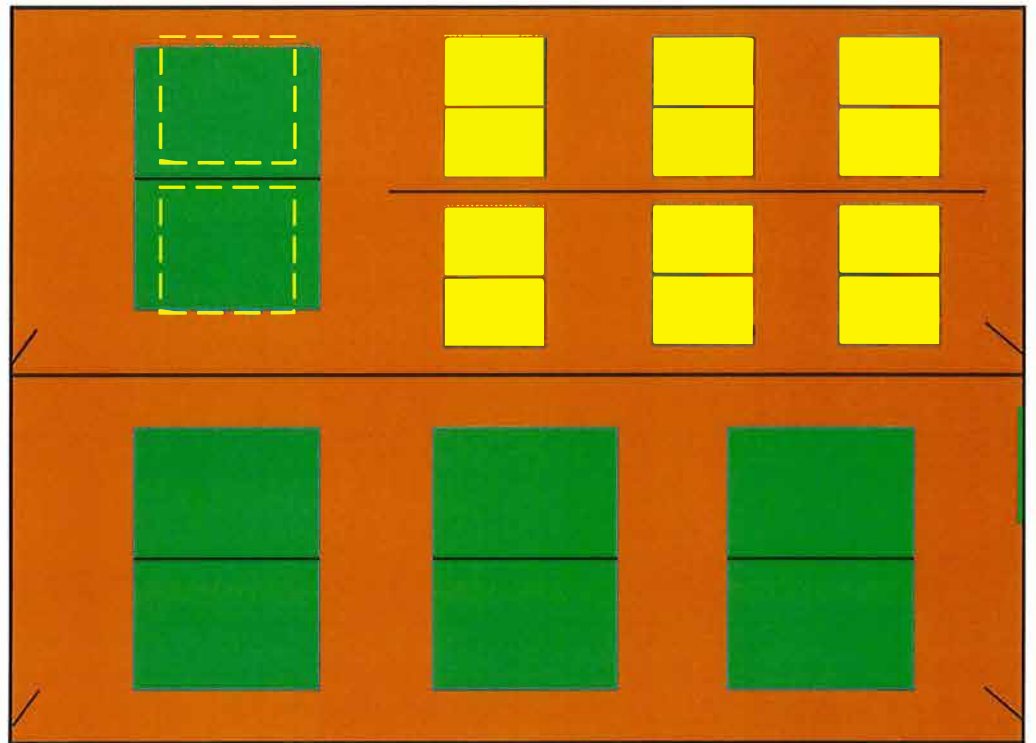
Potential next steps:

- 1) Tonight – motion to adjust current CIP
- 2) Quote from American Tennis Company (vendor that has done our tennis work before)
- 3) Apply for above listed grants
 - a. Would require BOS approval for submission/local match approval
- 4) Grants awarded in fall 2022; sign contracts in early 2023
- 5) Construction; 2023 to meet CIP budget timeline

Motion: I recommend reallocating CIP funding from the amphitheater band shell to permanent pickleball courts.

- Back court area improvements:
- a) 6 x fixed pickleball courts
 - b) 1 x tennis court with 2 x pickleball court lines
 - c) Internal fence in between pickleball
 - d) Price out with/without leveling

Yellow color is just for illustration



Front three courts:
remain the same