

**WEST GOSHEN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**  
**RESOLUTION NO. 12 - 2019**

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code, (the "MPC") requires municipalities to review and update their comprehensive plan every ten years; and

WHEREAS, pursuant to Section 301.2 of the MPC, 53 P.S. § 10301.2, the Board of Supervisors of West Goshen Township (the "Board") established a Comprehensive Plan Task Force (the "Task Force") to act as the Planning Agency for the Board to assist in the preparation, review and analysis of the surveys, maps, and studies and to make recommendations for the revised Comprehensive Plan; and

WHEREAS, the Task Force, with assistance from various planning consultants and the Chester County Planning Commission, developed a revised Comprehensive Plan titled, "West Goshen Township Comprehensive Plan, dated May 17, 2019 (the "2019 Comprehensive Plan"); and

WHEREAS, the Task Force conducted a community survey and public workshop meeting on March 11, 2019 where members of the public were provided an opportunity to provide input on the Comprehensive Plan; and

WHEREAS, pursuant to Section 302(a) of the MPC, the West Goshen Township Planning Commission considered and discussed the 2019 Comprehensive Plan at its public meeting held on April 2, 2019 and the Planning Commission issued its recommendation of approval to the Board in a letter dated May 29, 2019; and

WHEREAS, pursuant to Section 301(c)(2) and Section 301.3 of the MPC, on April 3, 2019, the Township delivered a copy of the 2019 Comprehensive Plan to the Chester County Planning Commission ("CCPC") and the CCPC issued its recommendations to the Township in a review letter dated May 9, 2019; and

WHEREAS, pursuant to Section 301(c)(2) and Section 301.3 of the MPC, on April 3, 2019, the Township sent copies of the 2019 Comprehensive Plan to the governing bodies of contiguous municipalities and the West Chester Area School District for review and comment; and

WHEREAS, pursuant to Section 302(b) of the MPC, the Board conducted a public hearing on the 2019 Comprehensive Plan on June 18, 2019, pursuant to public notice, at which it considered and voted to approve the 2019 Comprehensive Plan; and

WHEREAS, the Board desires to adopt this Resolution approving and adopting the 2019 Comprehensive Plan.

**NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED**, as follows:

1. The Background to the Resolution is incorporated in and fully made a part hereof.

2. After considering the recommendations and comments from the Township Planning Commission, the CCPC and the public, and following notice to the School District, adjacent municipalities and the public, the Board hereby resolves to adopt the 2019 Comprehensive Plan which is comprised of the maps, charts, textual matter and all other materials constituting a part thereof as more particularly specified in the Table of Contents attached hereto as Exhibit "A", incorporated herein by reference and made a part hereof, and the said 2019 Comprehensive Plan is hereby adopted as the Comprehensive Plan of West Goshen Township.

**RESOLVED AND ADOPTED** this 18<sup>th</sup> day of June, 2019.

ATTEST:

**BOARD OF SUPERVISORS  
WEST GOSHEN TOWNSHIP**

\_\_\_\_\_  
Casey LaLonde, Secretary

BY: \_\_\_\_\_  
Robin Stuntebeck, Chair

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Hugh J. Purnell, Jr., Vice-Chair

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Edward G. Meakim, Jr., Member

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Christopher Pielli, Esq., Member

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Shaun Walsh, Member

## ADDENDUM TO WEST GOSHEN TOWNSHIP DRAFT COMPREHENSIVE PLAN OF MARCH 22, 2019

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May 28, 2019

This Addendum modifies and supplements the West Goshen Township Draft Comprehensive Plan of March 22, 2019 as follows:

1. Names of priority issues in the table of contents, implementation table (Pages 6-9), and plan priority issue section titles have been edited for consistency.
2. Recommendations in the implementation table (Pages 6-9) and in each plan priority issue section have been edited for consistency.
3. Minor revisions throughout the document to correct capitalization, typos, naming, and formatting.
4. Page 8. Priority Issue #7 - Housing, third recommendation has been incorporated into the first recommendation as letter "(e)."
5. Page 34. Recommendations under #2. The second recommendation has been revised to state: "In the Roslyn and Pomona neighborhoods, consider using traffic calming techniques and pursue possible remedies to address parking issues. Also consider opening Stadium Road as a means to relieve traffic in these neighborhoods. Any proposal to open Stadium Road should take into consideration the Gordon Natural Area—its natural resources and its use by WCU for education and research—and should involve neighboring municipalities, residents, and WCU."
6. Page 45. Priority Issue #3 Recommendations - Pedestrian and Bicycle Circulation, Access, and Safety. This recommendation has been also included in recommendation #4 on page 47, which states: "Ordinances: Review and amend the zoning ordinance and SLDO as needed to ensure they contain complete and effective standards pertaining to pedestrian, bicycle, and trail facilities. Ordinances should also require sidewalks, internal walkways that connect to public sidewalks, crosswalks, trails, bike parking. The Township should also consider amendments to ordinances to enhance pedestrian and bicycle safety."
7. Page 55. Priority Issue #5 - Environmental/Natural Resource Protection. A bullet has been added to the background section which states: "Open Space: As mentioned on page 49 in Priority Issue #4 – Land Use: Future Development, the Township's zoning ordinance permits Open Space Option development, however the standards as written limits its use and effectiveness. Modifications could increase the use and effectiveness of the standards, as the built-in flexibility in well-crafted open space design standards balances resource protection with development and can allow optimal natural resource protection on a tract."

May 29, 2019

Casey LaLonde, Manager  
West Goshen Township  
1025 Paoli Pike  
West Chester, PA 19380

Re: Draft Comprehensive Plan  
Chester County Planning Commission Review letter of May 9, 2019  
VPP Contract #: 18197 / Act 247 Review #: CP 04-1915864

Dear Casey:

We have made the following changes to the Draft Comprehensive Plan dated March 22, 2019.

**Changes made to address “Other Comments”**

1. General Comments

- a) Names of priority issues in the table of contents, implementation table (Pages 6-9), and plan priority issue section titles should be consistent.  
Revisions have been made and section titles are now consistent.
- b) Recommendations in the implementation table (Pages 6-9) and in each plan priority issue section should be consistent.  
Necessary revisions have been made to make the recommendations as consistent as possible. Because some recommendations are quite lengthy, the wording that appears in the implementation table has been condensed in order to reduce the size of the table; however, this does not alter the meaning of the recommendation.
- c) When the Township produces and binds the final plan document, the Township should consider adding tabs to each major plan area (e.g., each Priority Issue) for quick and easy reference.  
The Township may choose to do this.
- d) The plan should be reviewed for consistent use of capitalization (e.g., West Goshen Shopping Center vs West Goshen shopping center), bullet indentations, underlining, spacing, font sizing, typos (e.g., DRPC), naming (e.g. Gordon Natural Area) and other formatting to help the reader follow formatting hierarchy.  
Necessary revisions have been made to correct capitalization, typos, naming, and formatting.

2. Content Comments

- a) Page 8. Priority Issue #7 - Housing. The third recommendation seems related to zoning. It could be incorporated into the first recommendation for clarity.  
This recommendation has been incorporated into the first recommendation as letter (e).
- b) Page 34. Recommendations under #2. The second recommendation should be clarified to include that natural resources and the core use of West Chester University's Gordon Natural Area for Environmental Studies need to be taken into consideration in relation to the recommendation to consider opening Stadium Road for through-traffic from S. New Street to Route 202. This should be considered in an open and transparent process that includes all adjacent townships, neighborhood residents and West Chester University.  
This recommendation has been revised to state: "In the Roslyn and Pomona neighborhoods, consider using traffic calming techniques and pursue possible remedies to address parking issues. Also consider opening Stadium Road as a means to relieve traffic in these neighborhoods. Any proposal to open Stadium Road should take into consideration the Gordon Natural Area—

# RAY OTT & ASSOCIATES

## TOWN AND LAND PLANNING

Casey LaLonde, Manager

May 29, 2019

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its natural resources and its use by WCU for education and research—and should involve neighboring municipalities, residents, and WCU.”

- c) Page 45. Priority Issue #3 Recommendations - Pedestrian and Bicycle Circulation, Access, and Safety. Language related to pedestrian safety in commercial areas could be added into Priority Issue #3 recommendations to address community concerns.

This is included in recommendation #4 on page 47, which states: “Ordinances: Review and amend the zoning ordinance and SLDO as needed to ensure they contain complete and effective standards pertaining to pedestrian, bicycle, and trail facilities. Ordinances should also require sidewalks, internal walkways that connect to public sidewalks, crosswalks, trails, bike parking. The Township should also consider amendments to ordinances to enhance pedestrian and bicycle safety.”

- d) Page 55. Priority Issue #5 - Environmental/Natural Resource Protection. Under the background section, it would be helpful to cross reference the open space design ordinance discussion on Page 49, plus indicate that the built-in flexibility in well-crafted open space design standards balances resource protection with development and can allow optimal natural resource protection on a tract.

A new bullet has been added, which states: “Open Space: As mentioned on page 49 in Priority Issue #4 – Land Use: Future Development, the Township’s zoning ordinance permits Open Space Option development, however the standards as written limits its use and effectiveness. Modifications could increase the use and effectiveness of the standards, as the built-in flexibility in well-crafted open space design standards balances resource protection with development and can allow optimal natural resource protection on a tract.”

### 3. Map Comments

- a) Some of the maps that are not Appendix B large format maps (e.g., Figure 5: Enhanced Bus Service on West Chester Pike) could be enlarged on the page to make them more readable.

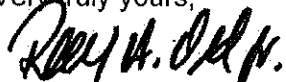
All figures have been enlarged to the extent possible to make them more readable.

- b) Appendix B large format maps would benefit from being 11x17 page size maps that are folded into the 8x11 page size plan document.

All Appendix B maps are included in the PDF at 24x36 inch page size. They can be printed at this size for poster presentation or they can be printed at 11x17 and folded for inclusion in the Comprehensive Plan document.

We are also preparing an Addendum to list the changes that will be incorporated in the March 22, 2019 Draft Plan for the May 30, 2019 Plan Adoption Hearing.

Very truly yours,



Ray H. Ott, Jr., AICP

CC: Susan S. Elks, AICP – Chester County Planning Commission  
Nanci Sarcinello, AICP