

**WEST GOSHEN TOWNSHIP  
COMPREHENSIVE PLAN TASK FORCE MEETING  
TASK FORCE MEETING #2  
NOVEMBER 28, 2017**

Call to Order: 7:04 PM

Planning Commission

Resident Appointees

Township Supervisors / Staff

Bob Carter  
Mary LaSota  
Maxine Richter  
Bob Sheller  
Bob Stratton  
Dr. Douglas White

Chris Pielli, Esq., Supervisor  
Casey LaLonde, Township Manager  
Derek Davis, Asst. Township Manager  
Rick Craig, Township Engineer  
Bill Webb, Township Zoning Officer  
Ray Ott, Consultant  
Nanci Sarcinello, Consultant  
Jeannine Speirs, ChesCo PC

Mr. Pielli opened the meeting at 7:04 p.m.

By consensus, the October 24, 2017 meeting minutes were approved.

Bill Webb, Township Zoning Officer and Derek Davis, Assistant Township Manager introduced themselves.

Mr. Pielli turned the meeting over to Ray Ott.

Mr. Ott stated that he has prepared a list of "Planning Issues" to be discussed. He also stated that he forwarded examples of the survey to be submitted to Township households.

Mr. Ott listed twenty-seven "Planning Issues" that were mentioned at the first Comp Plan meeting, to include:

1. A lot of growth / changes in Township since 2004 Comp Plan.
2. Redevelopment more of an issue than new development.
3. Need to examine Zoning Districts considering current trends.
4. Traffic.
5. Better integration with West Chester Borough.
6. Transportation – need professional input.
7. Should incorporate "New Urbanism" planning.
8. Need to accommodate bike/pedestrian transportation & walkability.
9. Have amended Zoning with no sound basis, spot Zoning; take long view.
10. Need a usable Comprehensive Plan.
11. Chinese proverb: "The best time to plant a tree was 20 years ago. The second-best time is now."
12. Consider impact of new technologies on land use.
13. New development should incorporate "green" areas.
14. Need good public input.

15. How to deal with pass-through traffic.
16. Can't use Zoning to take property rights.
17. Enhance / plan for neighborhoods in Township.
18. Large houses on small lots.
19. Need bus stop shelters.
20. West Goshen's town center is area along West Chester Pike adjacent to Borough.
21. Need housing for all – diversity, affordability.
22. Improve / provide for accessible facilities.
23. Better open space preservation, access to parks.
24. Emphasize sustainability, composting and renewable resources.
25. Like the spirit of West Chester Borough.
26. Address historic preservation.
27. Like natural area preservation in East Goshen.

There was an extended discussion of the twenty-seven elements listed above.

Mr. Ott then discussed the "Community Questionnaire" example from his recent project at East Vincent Township. He described the substance of the questionnaire. He stated that he is expecting a return rate of at least ten percent (10%) and will be both mailed and published online through the SurveyMonkey website.

The Task Force also reviewed an example from Williams Township.

After a lengthy discussion regarding the community questionnaire, the Task Force recommended using the Williams Township example.

There was a consensus to mail one paper survey to each household, including apartment occupants. Respondents may utilize the online SurveyMonkey website for additional members of the household.

An extensive review of the Williams Township survey instrument was conducted and the survey was updated to the needs of the Township's survey needs.

Mr. Ott and Ms. Sarcinello will update the survey instrument and provide the instrument to the Task Force members in coming weeks, in advance of the January 23, 2018 meeting.

The Task Force agreed to provide a sustainability section to be included in the Comprehensive Plan draft.

The meeting was adjourned at 9:35 p.m.

The next Task Force meeting is scheduled for 7:00 p.m., Tuesday, January 23, 2018.

Respectfully submitted,

Casey LaLonde