

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION**

**Meeting Agenda**

**Wednesday, July 12, 2017**

**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**
  - 1. The Planning Commission will conduct a public meeting on July 19, 2017**
    - a. **1007 Taylor Ave. (ZHB Application)**
    - b. **1506 Meadowbrook Ln. (ZHB Application)**
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes**
  - 1. June 7, 2017**
- F. Subdivision and Land Development Applications**
  - 1. 14 Reservoir Rd. (Sketch Plan)**
- G. Conditional Uses and Variances**
  - 1. The Malvern Institute (Special Exception and Variances)**
    - a. July 12, 2017 (7:00 PM) - Planning Commission meeting
    - b. August 2, 2017 (7:00 PM) - Planning Commission meeting
    - c. September 5, 2017 (7:00 PM) - Board of Supervisors
    - d. September 19, 2017 (7:00 PM) - Board of Supervisors
    - e. September 27, 2017 (7:30 PM) - Zoning Hearing Board (Public Hearing)
  - 2. Crown Castle: Distributive Antenna System (Conditional Use)**
- H. Ordinance Amendments
- I. 2017 Goals
- J. Any Other Matter
- K. Liaison Reports
- L. Correspondence

**Bold Items indicate new information to review.**

**East Goshen Township  
Planning Commission Tracking Log**

Application Name	Application (CU,LD,O, 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
Malvern Institute, 940 King Rd.	V, SE	P	3/27/17	3/27/17	NA	NA	3/30/17	2	8/2/17	9/19/17	9/27/17	9/30/17	
<b>Crown Castle, DAS Nodes</b>	<b>CU</b>	<b>P/F</b>	<b>7/3/17</b>	<b>7/4/17</b>	<b>NA</b>	<b>NA</b>	<b>7/5/17</b>		<b>8/2/17</b>	<b>8/15/17</b>	<b>8/15/17</b>	<b>8/31/17</b>	
<b>14 Reservoir Rd.</b>	<b>SK</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	
1506 Meadowbrook Dr. (Pending Application)													
1007 Taylor Ave. (Pending Application)													
<b>Bold = New Application or PC action required</b>													
<b>Completed in 2017</b>													
1420 E. Strasburg Rd. / Brakman-Gunnison	SD/LD	P/F	5/18/16	6/1/16	5/19/16	5/19/16	5/20/16	3	3/1/17	3/21/17	NA	3/29/17	APPVD
1506 Meadowbrook Dr.	SD / V	Sk	4/24/17	NA	NA	NA	NA		NA	NA	NA	NA	
1007 Taylor Ave.	SD / V	Sk	5/30/17	NA	NA	NA	NA		NA	NA	NA	NA	

**Draft**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**June 7, 2017**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, June 7, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Dan Daley, Monica Close, Jim McRee, Ernest Harkness, and Brad Giresi. Also present was Mark Gordon, (Township Zoning Officer), Janet Emanuel, (Township Supervisors), and Erich Meyer (Conservancy Board).

**COMMON ACRONYMS:**

<i>BOS – Board of Supervisors</i>	<i>CPTF – Comprehensive Plan Task Force</i>
<i>BC – Brandywine Conservancy</i>	<i>CVS – Community Visioning Session</i>
<i>CB – Conservancy Board</i>	<i>SWM – Storm Water Management</i>
<i>CCPC – Chester Co Planning Commission</i>	

**A. FORMAL MEETING – 7:00 pm**

1. Adam called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment of silence to remember our troops.
2. Adam asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Adam reviewed the Tracking Log and determined no need for a workshop.
4. Adam noted that the minutes of the May 3, 2017 meeting were approved.

**B. PAOLI PIKE CORRIDOR MASTER PLAN** - A presentation of the updated plan was given by Natasha Manbeck of McMahon Associates and Tom Comitta and Erin Gross of TCA. Natasha listed the tasks:

1. Neighborhood connections
2. Traffic calming along Paoli Pike
3. Street Scapes
4. Land Use plan

Tonight they will focus on land use. The next public meeting will be June 27, 2017.

Tom commented that along Paoli Pike the districts are C2, C5 and R3 with large setbacks at this point. We may need an overlay district. He discussed Alternative Futures for Goshenville, street scapes, and the preferred uses list. He mentioned other projects that have the buildings close to the street with parking in the rear. For commercial/residential uses, he referred to the Vertical Mixed Uses page of his handout. They recommend attached housing as more attainable in Goshenville. He pointed out that it is easier to repurpose smaller units (Gay Street in West Chester) than large single purpose (Exton – Walmart, Bob Evans).

Adam is concerned with buildings close to the street. He mentioned the store in Paoli on the south side of Paoli Pike across from the train station. When people come into the area they don't know where the parking is (it is in the rear). Also, medical offices have to have handicapped parking in the front.

Mark commented that the area near Public Works and the District Court could be used by food trucks.

Tom commented that programming of the promenade will have to be managed.

The properties at the intersection of Paoli Pike and Rt. 352 were discussed. Mark mentioned that the last time Mr. Perakis came in he spoke about retail along Paoli Pike and residential behind. They would share an access drive. Brad commented that the biggest challenge will be connectivity at this intersection.

Janet mentioned that, since the trail is planned for the south side of Paoli Pike, as it is now, no one would cross to the north side.

The triangle garden at Paoli Pike and Boot Road was discussed. The cut off road should be named.

Jim mentioned professional offices, which may encourage people to stay and walk around. Mark feels retail is the most important thing as it energizes the town center.

1 Adam and Janet spoke about anchors; ie, grocery stores, that bring people back. Tom mentioned  
2 Bradford Plaza, which the Acme left. They got feedback, which was that they need more apartments.  
3 Tom thanked the Commission for their input and encouraged them to contact him with any other ideas.  
4

#### 5 **SUBDIVISION & LAND DEVELOPMENT APPLICATIONS**

6 1. 1007 Taylor Ave., Sketch Plan- Noah Kahn, representative for E. Kahn Development, owner,  
7 gave a history of the property. They want to subdivide the property into Lot 1 with an existing single  
8 story house and 3 car garage, and Lot 2 with an existing single story house and proposed garage. They  
9 need several variances for the proposed garage. Jim suggested moving the proposed property line to the  
10 corner of the existing garage to give more space to Lot 2. Mark explained that they have to make formal  
11 plans, and bring them to the Planning Commission for approval. They need SWM plan for the proposed  
12 garage.

#### 13 Public Comments:

14 1. Charles Daly, 1103 Taylor Ave. – He appreciates them buying the property and wanting to subdivide it  
15 but he was hoping they would demolish the 3 car garage.

16 2. Pearl Lynn, 1624 Highland Ave. – She mentioned that the 3 car garage was used by the owner for his  
17 plumbing and heating business.

18 Mark commented that the business was abandoned long ago and is not permitted now.  
19

#### 20 **C. ORDINANCE AMENDMENTS**

21 1. Floodplain Ordinance – Mark reported that the CCPC has reviewed the proposed draft  
22 ordinance with the PA DCED requirements, and has no major comments.

23 Jim made a motion that the Planning Commission recommend that the Board of Supervisors adopt the  
24 updated and revised Floodplain Ordinance with the following condition:

25 a. Revise the term “Variance” on page 29 to the satisfaction of the PA DCED and the  
26 CCPC. Ernest seconded the motion. The motion passed unanimously.

27 Mark mentioned that this will be on the BOS agenda for July 11, 2017. Jim suggested an article be put in  
28 the township newsletter.  
29

#### 30 **D. LIAISON REPORTS**

31 1. Board of Supervisors – Janet reported that at last night’s meeting the Board had a presentation  
32 about application for bonds. They signed a declaration asking their financial advisor to get the required  
33 paperwork together. The bond will be for \$8.24 million for various projects in the Township. It should  
34 go out for bid in July. East Goshen just received a AAA rating from Moody’s.

35 2. Paoli Pike Trail – Mark reported that the plan was submitted to PennDOT for safety review.  
36 He anticipates starting it later this year.

37 3. Futurist Committee – Brad reported that the Committee put together a resolution to the BOS  
38 about the Town Center. One item in it is the recommendation to change the name of East Goshen to  
39 Goshenville. This did not get the support of the BOS. However, feedback is favorable for naming the  
40 Town Center Goshenville.  
41

#### 42 **ADJOURNMENT**

43 There being no further business, Dan moved to adjourn the meeting. Adam seconded the motion.  
44 The meeting adjourned at 9:15 pm. The next regular meeting will be held on Wednesday, July 12,  
45 2017 at 7:00 pm. The date of the meeting was changed due to the 4<sup>th</sup> of July holiday.  
46  
47

48 Respectfully submitted, \_\_\_\_\_

49 *Ruth Kiefer, Recording Secretary*



BOARD OF SUPERVISORS  
EAST GOSHEN TOWNSHIP  
CHESTER COUNTY  
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

July 5, 2017

Dear Property Owner:

The purpose of this letter is to inform you that the owners of 14 Reservoir Rd. West Chester, PA 19380, have submitted a subdivision sketch plan for review and comment by the Township Planning Commission. The owners, Jeffrey and Michelle Glosson, propose a 2 lot subdivision of their property. The existing property has an area of approximately 2 acres and has an existing single family home. The sketch plan proposes to create one new ~.8 acre flag lot to the rear of the existing home for a new residential single family use and maintain the existing house on a ~1.2 acre lot.

The property is located in the R-3 zoning district and the plan meets the area requirements of the ordinance. The plan will need a zoning variance for the width of the flagpole portion of the Flag Lot. The plan proposes a 20' pole portion of the flag lot. The zoning ordinance requires that the pole portion of a flag lot have a minimum width of 40 feet.

The Planning Commission will hear the sketch plan application, ask questions and provide feedback so the applicant can decide on how to move forward. The public will also have an opportunity to ask questions of the applicant and the Planning Commission.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of sketch plan submissions. The meeting date and time scheduled for the review and discussion of this sketch plan application is:

**July 12, 2017** - Planning Commission meeting (7:00 PM) **(Presentation of Sketch Plan)**

All meetings are held at the Township Building and are open to the public. The plan is available for review at the Township building during normal business hours. Please give me a call at or email me at [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org) if you have any questions or need additional information.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

Want more information about the latest news in the Township and surrounding area? East Goshen Township and Chester County offer two valuable resources to stay informed about important local issues. East Goshen communicates information by email about all Township news through Constant Contact. To sign up, go to [www.eastgoshen.org](http://www.eastgoshen.org), and click the "E-notification & Emergency Alert" button on the left side of the homepage. Chester County offers an emergency notification system called ReadyChesco, which notifies residents about public safety emergencies in the area via text, email and cell phone call. Signing up is a great way to keep you and your loved ones safe when disaster strikes. Visit [www.readychesco.org](http://www.readychesco.org) to sign up today!

# Memorandum

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**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

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Date: 7/5/2017

To: Planning Commission

From: Mark Gordon, Township Zoning Officer *mb*

Re: Malvern Institute ZHB Application for Special Exception and Variance

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Planning Commission Members:

At the time the agenda was prepared we have not received any updated information or plans for the Malvern Institute Special Exception and Variance application.

Jeffrey S. & Michelle A. Glosson  
14 Reservoir Road  
West Chester, PA 19380  
June 28, 2017

East Goshen Township  
Board of Supervisors/ Planning Commission  
1580 Paoli Pike  
West Chester, PA 19380

Dear Members of the Board:

We are writing to you regarding a proposed property subdivision at 14 Reservoir Road, West Chester, PA 19380. The purpose of this letter is to provide a bullet point narrative of the subdivision plan, as well as a "feasibility sketch plan" illustrating the proposed subdivision.

- Existing single-family residential property, on 2 acres is to be subdivided into 2 lots.
- The existing home and structures on "Lot 2" of the sketch plan will remain and the lot will be reduced to approximately 1.2 acres (48,560 square feet), while maintaining the township bulk zoning requirements.
- "Lot 1" of the sketch plan will be the new subdivided lot, with access leg, to be utilized for building a new single-family residence proposed to be roughly 2500-3000 square feet. Lot 1 will be approximately 0.8 acres (34,460 square feet).
- After a survey of the existing property was completed by Yerkes Associates, Inc., it was determined that the access leg to the new lot (Lot 1) will need to be 20' in width, to maintain required setbacks and bulk zoning requirements without disturbing existing property structures. This access leg will require an approved variance, as the current zoning dictates an access leg of 40' in width.
- A portion of the existing driveway (the "turnaround/parking" area) will be removed from the new access leg to allow for passage of the proposed driveway.

If you have any questions, please contact us at [jsglosson@gmail.com](mailto:jsglosson@gmail.com) or by phone at 484-364-6167.

We greatly appreciate your time and consideration of our proposed subdivision plan.

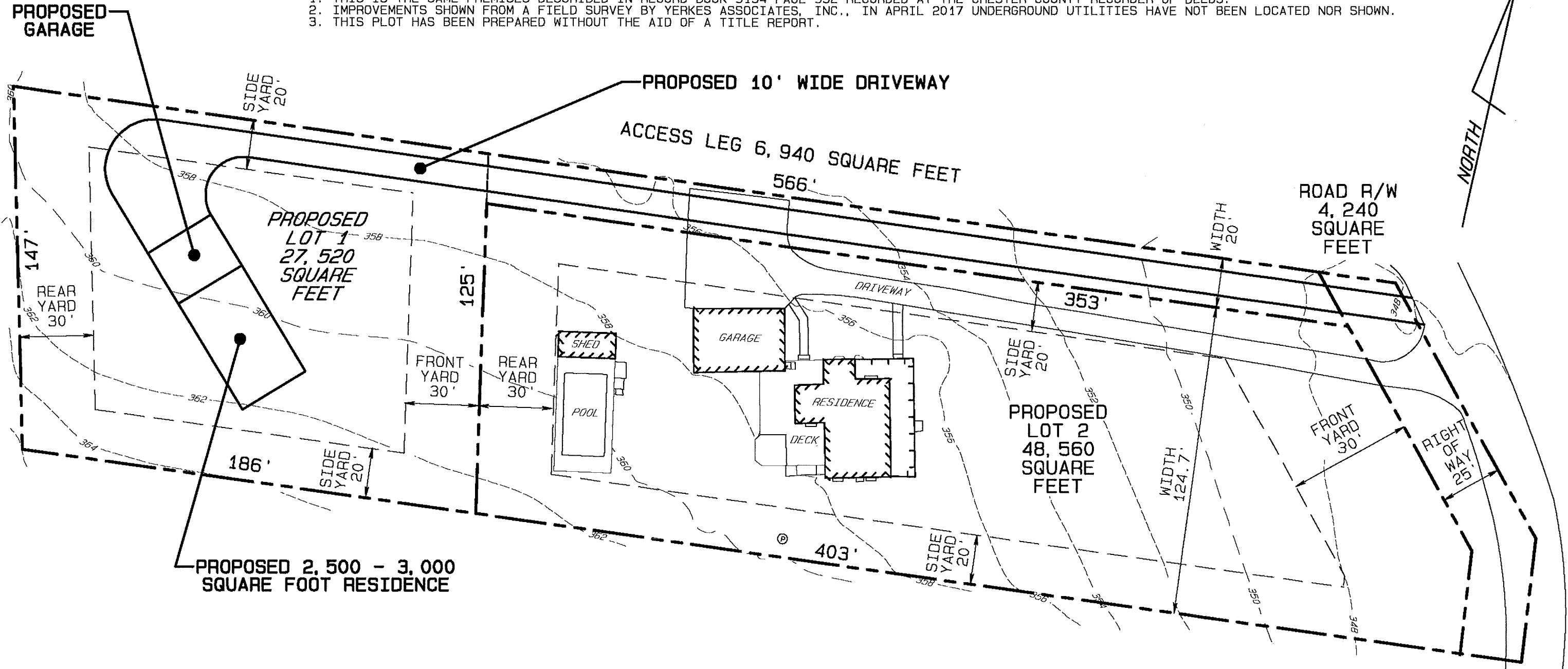
Best Regards,



Jeffrey S. & Michelle A. Glosson

**NOTES:**

1. THIS IS THE SAME PREMISES DESCRIBED IN RECORD BOOK 9154 PAGE 952 RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS.
2. IMPROVEMENTS SHOWN FROM A FIELD SURVEY BY YERKES ASSOCIATES, INC., IN APRIL 2017 UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED NOR SHOWN.
3. THIS PLOT HAS BEEN PREPARED WITHOUT THE AID OF A TITLE REPORT.



**BULK ZONING:**

DISTRICT	R-3 MEDIUM DENSITY RESIDENTIAL
MIN. LOT AREA	18,000 SQUARE FEET
MIN. LOT WIDTH	100 FEET @ BUILDING SETBACK, 50 FEET @ STREET
MIN. FRONT YARD	30 FEET
MIN. SIDE YARD	20 FEET
MIN. REAR YARD	30 FEET
MAX. BUILDING COVERAGE	25 PERCENT
MAX. LOT COVERAGE	35 PERCENT

YERKES ASSOCIATES, INC.,  
ENGINEERS AND LAND SURVEYORS  
WEST CHESTER, PENNSYLVANIA  
610-644-4254

2 LOT SUBDIVISION SKETCH PLAN  
14 RESERVOIR ROAD  
PREPARED FOR JEFF GLOSSON  
EAST GOSHEN TOWNSHIP  
CHESTER COUNTY  
PENNSYLVANIA

DATE: JUNE 23, 2017 / SCALE: 1" = 40'





53-6-78-1  
1.5 AC.

53-6-79  
1.4 AC.

53-6-79-2  
0.97 AC.

53-6-87-1  
10.4 AC.

New Driveway

53-6-80  
2 AC.

New Garage.

New 2500-3000 sq.  
ft. home.

53-6-56-1  
18.75 AC.

53-6-81  
0.9 AC.

2

53-6-81-1  
1.04 AC.

53-6-82  
2 AC.

53-6-82-1  
0.6 AC.

0 30 60 ft

Reservoir RD



Conditional Use Application and Checklist

**East Goshen Township**

To: Township Zoning Officer

Name of Applicant: Crown Castle NG East LLC

Applicant Address: 3200 Horizon Drive, Suite 150, King of Prussia, PA 19406  
c/o John Shive

Telephone Number: (610) 635-3218 Fax: \_\_\_\_\_

Email Address: john.shive@crowncastle.com

Property Address: N/A. See attached A&E plans. All locations are to be located in the Public Right-of-Way.

Tax Parcel Number: N/A Zoning District: N/A Acreage: N/A

**Description of proposed use:**

Crown Castle is proposing to install six ("6") Distributed Antenna System ("DAS") Node Facilities in East Goshen Township. The DAS infrastructure will enhance the existing mobile network which cannot handle the traffic of today's mobile users. The current network is overburdened due to the high bandwidth content demand. In practical terms, when the closest tower is at or over capacity, it may appear as though the mobile user has five-bars on their phone, but the capacity is fully exhausted. Our DAS infrastructure is closer to mobile handsets and other smart devices and this helps consumers use their devices without having to compete for space. In addition, this DAS network will also help to improve public safety because each DAS location provides advanced e911 locations, making it easier to find someone in an emergency.

Conditional Use is provided in Zoning Ordinance Section: See attached Exhibit A

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

John D. Shive 7/3/17  
Signature of Applicant Date

Attest: [Signature] 7/3/17

**\* Review the formal Planning Commission review procedure on page three.**

## Exhibit A:

### List of Six Locations

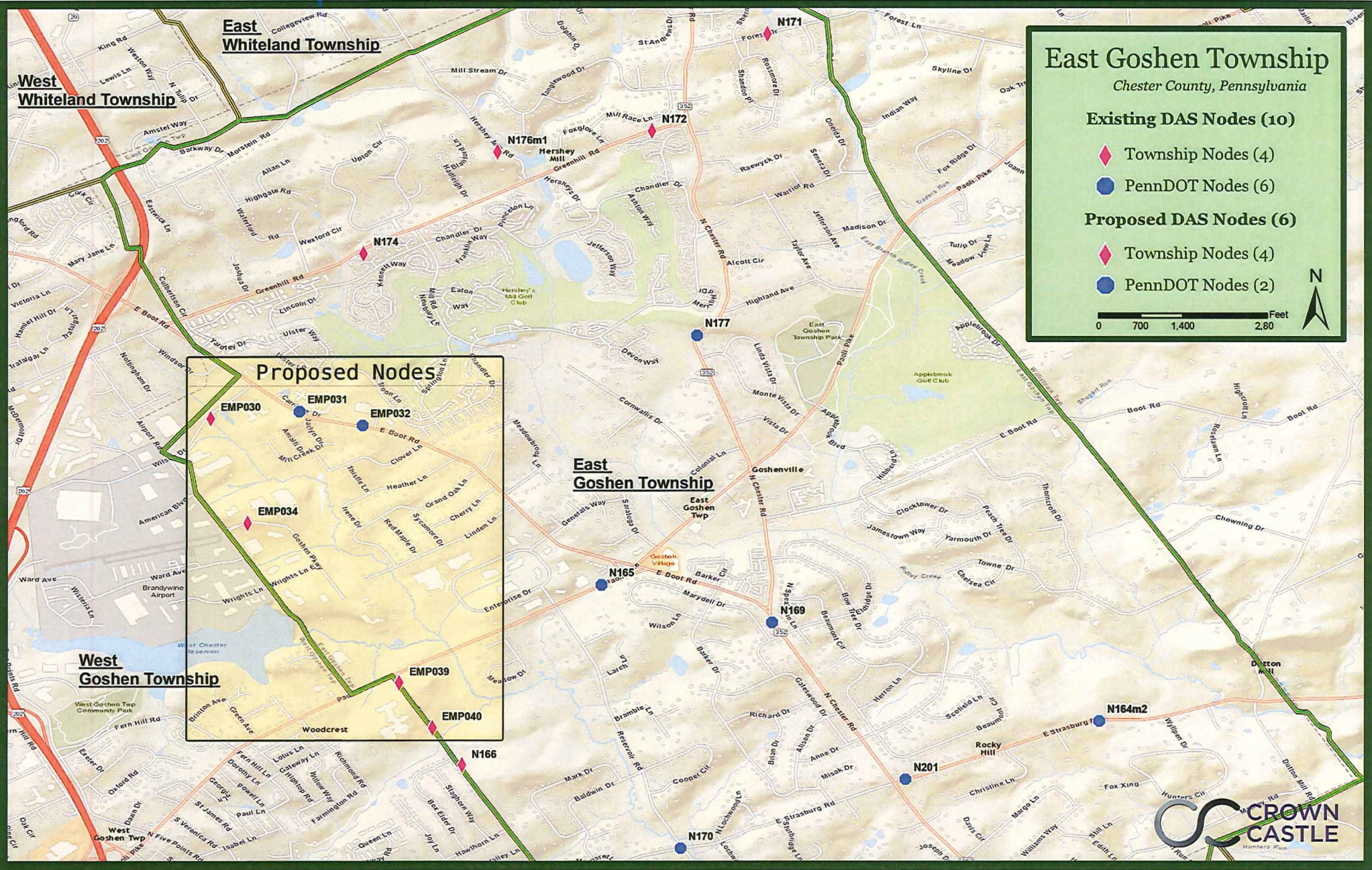
1. **EMP-030 – 1304 Wilson Drive, New CCI 50' Wood Pole (Township ROW)**  
– Proposed antenna height is 48'10"  
[\(ZO Provisions of Section 240-31.C.\(3\)\(h\)\[5\] apply\)](#)
2. **EMP-031 – 1361 Boot Road, New CCI 50' Wood Pole (PennDOT ROW)**  
– Proposed antenna height is 48'10"  
[\(ZO Provisions of Section 240-31.C.\(3\)\(h\)\[5\] apply\)](#)
3. **EMP-032 – 1375 Boot Road, Existing Verizon 26'9" Wood Pole to Remain (PennDOT ROW)**  
– Proposed antenna height is 32'7"  
[\(ZO Provisions of Section 240-31.C.\(3\)\(h\)\[4\] apply\)](#)
4. **EMP-034 – 1303 Goshen Parkway, New 30' CCI Dark Brown/Black Opts Metal Pole (Township ROW)**  
– Proposed antenna height is 35'4"  
[\(ZO Provisions of Section 240-31.C.\(3\)\(h\)\[5\] apply\)](#)
5. **EMP-039 – 401 Ellis Lane, Existing Verizon 29'2" Wood Pole to Remain (Township ROW)**  
– Proposed antenna height is 35'  
[\(ZO Provisions of Section 240-31.C.\(3\)\(h\)\[4\] apply\)](#)
6. **EMP-040 – 401 Ellis Lane, New CCI 55' Wood Pole on the East side of Ellis Lane, North of Box Elder Drive (Township ROW)**  
– Proposed antenna height is 50'8"  
[\(ZO Provisions of Section 240-31.C.\(3\)\(h\)\[5\] apply\)](#)



**Exhibit B:**

**DAS Map**







**Exhibit C:**

**Photo Sims**





Existing



Proposed



Site # EMP- 030

1304 Wilson Drive  
West Chester, CA





Existing



Proposed



CROWN  
CASTLE

Site # EMP- 031

1375 Boot Road  
West Chester, PA





Site # EMP- 032

1375 Boot Road  
West Chester, PA





Existing



Proposed



Site # EMP- 034

1303 Goshen Parkway  
West Chester, PA





Existing



Proposed



Site # EMP- 034

1303 Goshen Parkway  
West Chester, PA





Existing



Proposed



Site # EMP- 034

1303 Goshen Parkway  
West Chester, PA





Existing



Proposed



Site # EMP- 039

401 Ellis Lane  
West Chester, PA





Existing



Proposed