

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, January 17, 2018
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 3, 2018**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances**
 - 1. Malvern Institute (SE and Variances) Meeting on Jan. 17, 2019 @ 7PM**
- H. Ordinance Amendments**
 - 1. Discussion on residential development changes to the Zoning Ordinance.**
- I. 2018 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	4	1/17/18	2/6/18	2/13/18	2/28/18	

Bold = New Application or PC action required

Completed in 2018

WCASD / EG Elem.	LD	P	11/28/17	12/6/17	11/30/17	11/30/17	11/30/17		2/7/18	3/6/18	NA	3/6/18	
1665 E. Boot Rd	V	P	12/1/17	12/1/17	NA	NA	12/7/18		1/3/17	1/16/18	1/25/18	1/30/18	

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 3, 2018

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, January 3, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Dan Daley, Jim McRee, Adam Knox, Ernest Harkness, Monica Close and Silvia Shin. Also present was Mark Gordon, (Township Zoning Officer), and Township Supervisors Janet Emanuel, Mike Lynch and Dave Shuey.

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>	<i>ZHB – Zoning Hearing Board</i>

A. FORMAL MEETING – 7:00 pm

1. Brad called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment of silence to remember our first responders and military.
2. Brad asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Brad reviewed the Tracking Log and commented that Malvern Institute gave an extension. A workshop is scheduled for Wednesday January 17, 2018.
4. Brad noted that the minutes of the December 6, 2017 meeting were approved.

B. SUBDIVISION AND LAND DEVELOPMENT

1. WCASD – East Goshen Elementary School – Mark Groves, WCASD Capital Program Manager, reviewed the application and issues that were discussed at the last meeting.

Warning Flashers – Mark Gordon found out that the Township owns these warning lights. He contacted PennDOT and got approval to move the light at the intersection of E. Boot Road further down Rt. 352 to before the Blacksmith Shop. He also got approval to install a new warning light on E. Boot Road before the intersection with Rt. 352.

Parking for events – Mark Groves commented that the school principal and a representative from the school district will contact the Township to work on a plan for the school to use Township parking areas during events held at the school.

Fire Hydrant – Mark Groves mentioned that they determined a location for a fire hydrant at the rear of the school. He explained how water will be fed into the sprinkler system in the school.

Parking Spaces – Mark Groves explained the calculation for parking spaces based on the number of staff and class rooms.

The Chester Co. Planning Commission response letter had 2 recommendations in it:

1. Give a 100 foot right of way off Rt. 352. Mark Groves pointed out the areas that would be impacted by this; i.e. lost parking spaces, fire hydrant, storm water management. Mark Gordon explained that the Township doesn't have a need for this at this time.
2. Install sidewalks around the property. Mark Groves pointed out that there is not enough space to do this. Also, the School District does not allow any students to walk to this school. Also, they don't allow students to walk along any major roads, such as Rt. 352 and Paoli Pike.

Buffer zone with Historic building- Mark Groves mentioned that they attended the Conservancy Board meeting and reviewed the landscaping plan, which includes a buffer along the property line with the historic building. The Conservancy Board approved the plan.

Ernest moved that the Planning Commission support the waiver requests and recommend approval of the Land Development Plan for the East Goshen Elementary School dated 4/28/2017 and revised 11/28/2017 with the following conditions:

1 1. The applicant shall address all comments in the Township Engineers' review letter dated
2 December 19, 2017 and submit revised plans to the Township.

3 2. The applicant shall follow all applicable Federal, State and Local laws and ordinances.
4

5 Jim seconded the motion. After discussion, Ernest revised the motion to add two more conditions:

6 3. In an effort to address the parking concerns for special events at the school, the Applicant
7 shall begin conversations with the Township to use the Township Building parking lot for overflow
8 parking during special school events.

9 4. The applicant shall petition PennDOT to relocate and supplement the "School Zone" flashing
10 lights on N. Chester Rd. and E. Boot Rd. to improve safety at the school entrance on North Chester Road.
11 Jim seconded the revised motion. The motion passed unanimously.
12

13 **C. CONDITIONAL USES AND VARIANCES**

14 1. 1665 E. Boot Road (Dim. Variance) - Applicant and owner Eric Elliott was present along
15 with Eric Freeman of Gasper Landscaping. Eric Freeman explained the application seeking relief from
16 the side yard setback in order to enlarge the existing nonconforming pool house. The pool house was
17 permitted by the Township and inspected, however, a recent survey shows that the pool house was
18 constructed within the side yard setback area. They want to expand a non-conforming structure and have
19 a letter of support from a neighbor.

20 Monica moved that the Planning Commission recommend that the Board of Supervisors take "No
21 Position" with respect to the requested side yard variance relief. However, should the Zoning Hearing
22 Board grant the requested relief, the following conditions should be imposed to mitigate any impacts
23 caused by the granted relief:

24 1. The applicant shall make every effort to protect the existing trees that currently screen the area
25 of the proposed building addition from the neighboring property to the east.

26 2. The applicant shall enhance the existing landscape screening, to the satisfaction of the
27 Township, in order to provide a complete landscape screen for the neighboring property to the east.

28 3. The applicant shall follow all applicable Federal, State and Local laws and ordinances.
29 Jim seconded the motion. The motion passed unanimously.
30

31 **D. ORDINANCE AMENDMENTS**

32 1. Residential Changes – Mark Gordon explained that the current Single Family Openspace
33 Development (SFOD) regulation provides an openspace preservation development option for properties
34 in zones R-2 and R-4, for clustering of single family homes. However, it does not consider semi-detached
35 (carriage homes or twins) or a multi-family (townhouses) option. Brad pointed out that East Goshen is
36 not competitive in these areas. Mike Lynch mentioned a Toll Brothers carriage home project on existing
37 farmland in East Bradford. Janet pointed out that the remaining lots available for development are "in
38 fill" meaning they are surrounded by other residential properties. You must consider these neighbors and
39 have adequate setbacks. Ernie feels we need to find areas where this type of change went well and what
40 was in the ordinance. More data is needed.
41

42 **E. LIAISON REPORT**

43 Board of Supervisors – Janet reported that they had their reorganization. Marty is Chairman, Carmen is
44 Vice Chairman and Janet is Police Commissioner. She mentioned that Mike Lynch and Dave Shuey were
45 sworn in as new supervisors. She reminded everyone that the annual ABC Meeting is this Saturday,
46 January 6, 2018 from 8:00 am to 10:00 am.
47

48 **F. ANY OTHER MATTER**

49 1. Adopt-a-Highway – Mark Gordon contacted PennDot and renewed Strasburg Road for the Planning
50 Commission. The Commission will divide into several groups to cover the different sections of the road
51 and do a Spring and Fall cleanup.

52 2. Barkway Lane Pump Station – Mark Gordon explained the current maintenance that is needed for this
53 pump station. The Municipal Authority wants to upgrade to a Muffin Monster, which will eliminate the

1 manual maintenance currently needed. They need to apply for a grant and need a letter of support from
2 the Planning Commission. Adam moved to supply the requested letter of support. Ernest seconded the
3 motion. The motion passed unanimously.
4

5 **G. ADJOURNMENT**

6 There being no further business, Sylvia moved to adjourn the meeting. Monica seconded the
7 motion. The meeting adjourned at 9:00 pm. The next regular meeting will be held on Wednesday,
8 February 7, 2018 at 7:00 pm.
9

10 Respectfully submitted, _____

11 *Ruth Kiefer, Recording Secretary*

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: 1/9/2017

To: Planning Commission

From: Mark Gordon, Township Zoning Officer

Re: Malvern Institute ZHB Application for Special Exception and Variances

Staff Recommendation: After consultation with the solicitor, staff is recommending that the PC take no position with respect to the Special Exception and Variance requests or the legal argument that the Applicant makes concerning the right to expand the nonconforming use based on the doctrine of natural expansion of a nonconforming use.

Draft Motion:

Mr. Chairman, I move that the PC take no position on the special exception and variances requested by the Malvern Institute or the legal argument advanced by the Applicant with respect to the right to expand the legal non-conforming treatment center use based on the doctrine of natural expansion. Should the ZHB determine that the applicant has met its legal burden and is entitled to expand the non-conforming use; the Planning Commission recommends that the ZHB impose the following conditions on the Applicant in order to mitigate the impacts that the non-conforming use has on the surrounding community. The PC also recommends that the Board of Supervisors authorize the Township Solicitor and the Township Engineer to enter an appearance at the Zoning Hearing to advocate the Board of Supervisors' position on the recommended conditions.

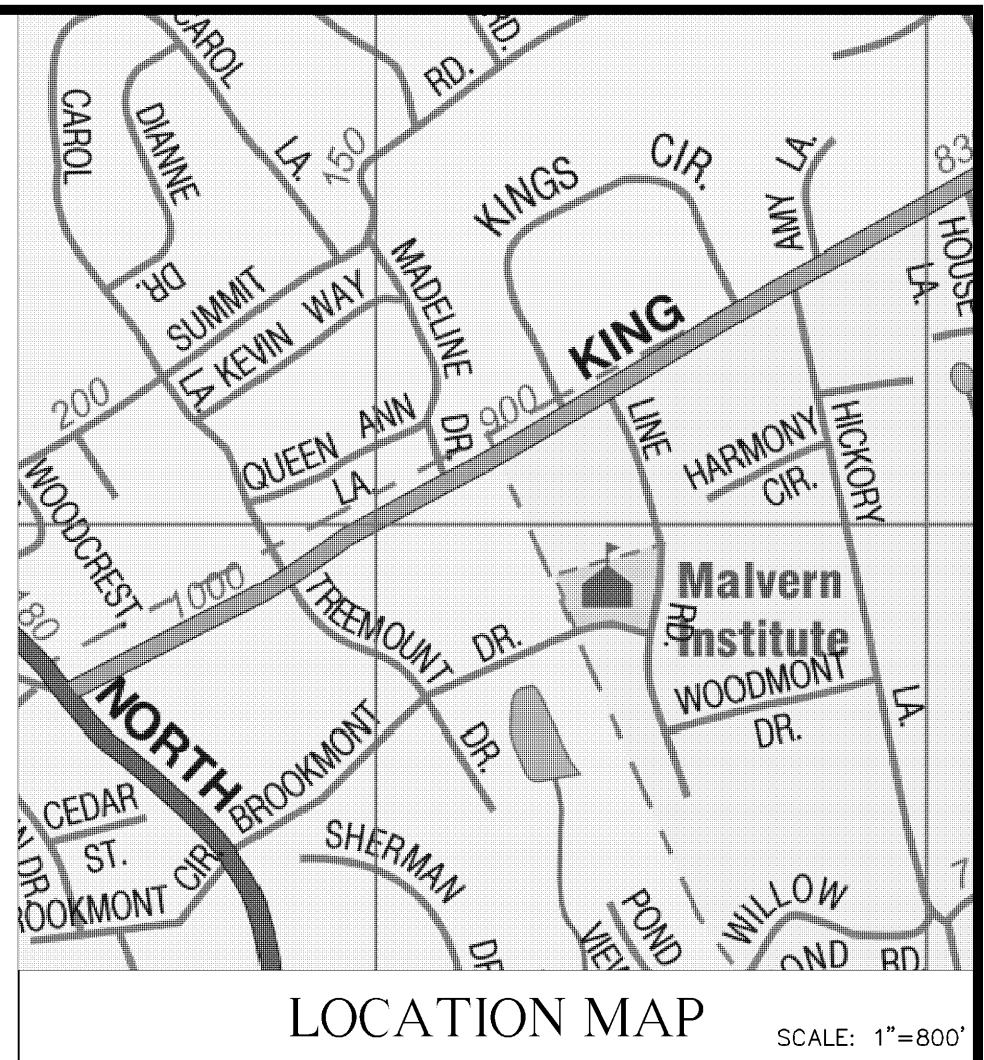
1. Applicant shall restrict the drug and alcohol treatment programming at the King Road facility (the "Facility") to in-patient treatment only.
2. Applicant shall limit the number of patients receiving treatment at the Facility to a maximum of 80 patients on-site at any one time. Applicant shall forward a letter to the Commonwealth of PA Department of Health agreeing to permanently cap the licensing of the facility to 80 in-patients in perpetuity.



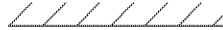
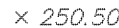
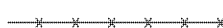
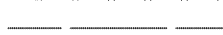





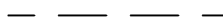


























3. Applicant shall add a camera at the front entrance as an addition to its existing camera system. The eastern parking lot gate shall be locked by 11 p.m. to ensure that any vehicle entering the site must approach the main building. Applicant shall have no less than one security guard on site during the nighttime shift when the clinical staff is reduced in number. In addition, Applicant will implement and maintain its new policy for any, however rare, nighttime patient departures against medical advice, including the use of at least one masters level clinical supervisor during the overnight shift and consistent with the Applicant's testimony.
4. Applicant commits to building a one story addition as identified in the site plan to facilitate the expansion of the use.
5. Applicant agrees to submit a land development application that includes the proposed improvements to the Property which are approved in the Decision and which are consistent with the testimony and exhibits presented at the zoning hearing and with the conditions of approval within 180 days of final unappealable, and unappealed zoning approval.
6. Applicant shall submit and implement a landscape plan in accordance with §240-27.C.(2) of the East Goshen Code for the western and southern portions of the property together with the planned understory restoration at the eastern property boundaries as part of its land development application.
7. Applicant agrees to plant and maintain the aforesaid buffer yard landscaping in accordance with §240-27.C.(3), as long as the Property is used as a Treatment Center, subject to accommodation of the sound fence within said buffer yard landscaping.
8. Applicant shall obtain all necessary governmental permits and approvals to construct a creek crossing, including but not limited to permits from the PA Department of Environmental Protection.
9. Applicant shall install and maintain 8 foot high sound fencing, as described, along the entire western, southern and eastern boundaries of the Property. The 8 foot sound fencing shall extend to the King Rd. right of way line, so long as the fencing does not impede sight distance for motorists exiting the Facility's driveway or the driveway for 950 King Rd. Any new recreation facilities shall be subject to review and approval of the Township Engineer for determining appropriate sound attenuation measures.
10. Applicant shall install a fence along the right of way line for King Rd. up to and around the pump station to meet the street line on the eastern side of the property. The entrance shall include a monitored camera. This fencing and the

aforesaid sound fencing shall be connected and is intended to facilitate ingress and egress via the main entrance.

11. Applicant shall identify the fencing types and styles as well as provide details of each style of fencing in the land development plan which fencing shall be approved by the Board of Supervisors at land development.
12. If Applicant chooses to build a new one story building addition, the new addition shall be set back a minimum of 45 feet from any property line.
13. Applicant shall agree to permit no recreational activity (excluding the garden and the greenhouse) in the area between the existing and/or proposed building and the southern and western property lines except for pedestrian walking paths.
14. Applicant shall identify the active recreation areas on the land development plan.
15. The Facility shall be restricted to one outdoor smoking area for patients. (smoking pavilion) The applicant shall agree to require all patients to smoke within the limit of the smoking pavilion.
16. The smoking pavilion shall be equipped with a "Smoke Eater" type of ventilation and filtration system to minimize the effects of smoke for the surrounding property owners.
17. Applicant shall screen the smoking pavilion from the neighboring properties to the west and north with an 8 foot sound fence. This sound fence shall remain in place until the one story addition project is complete.
18. The Applicant shall demonstrate during the land development application review; that the "Smoke Eater" system can effectively ventilate and filter cigarette smoke in an open pavilion.
19. The Applicant shall install sound attenuation blankets or similar sound dampening material inside the existing emergency generator fencing to mitigate noise from the generator.
20. The Applicant shall install the 8 foot sound fencing and deer resistant understory landscape buffer plantings in the wooded area on the eastern side of the Property prior to the installation of any walking paths and/or meditation areas on the east side of the Ridley Creek . The fencing and landscaping shall be shown on the landscape plans submitted with the land development application and shall be approved by the Board of Supervisors as part of land development.

21. The Applicant shall implement the Malvern Institute 15 year renovation plan as presented to the Zoning Hearing Board in the order as outlined in Applicant's testimony and shall implement all of the 1-2 year site improvements prior to the issuance of any building permits.
22. All conditions shall be implemented as per the plans and presentations given to the Planning Commission.
23. Applicant shall agree to construct all walking paths with pervious wood chips. If path surfaces are changed, permits shall be obtained prior to any changes.
24. The parking lot lighting shall comply with the Township Zoning Ordinance.
25. The Applicant shall comply with the parking allocation presented on the plans and presentations made to the Township Planning Commission and Board of Supervisors.
26. Applicant shall agree to only permit outdoor activities on the property between the hours of 7 AM and 10 PM, provided that no more than 8 patients at any one time shall be permitted to use the smoking pavilion until 11:30 p.m., with active supervision from staff, and no more than 4, also supervised, during the overnight hours.
27. The following site improvements shall be completed prior to the commencement of any other improvements listed in the 15 Year Renovation Timeline:
 - a. Completion of all parking lot renovations
 - b. Completion of all sound fence installation
 - c. Installation of the smoking pavilion to include the installation of screening and smoke mitigation measures
 - d. Installation of sound blankets inside the generator fencing
 - e. Installation of understory restoration planting as determined on the land development landscape plan.
28. In the event that the Applicant's requested relief is granted, the Applicant shall agree to record a copy of the Zoning Hearing Board Decision with the Chester County Recorder of Deeds.



- ## EXISTING FEATURES LEGEND
- | | |
|---|---|
|  | EXISTING 2' CONTOURS |
|  | EXISTING 10' CONTOURS |
|  | EXISTING BUILDING |
|  | EXISTING SPOT ELEVATION |
|  | EXISTING FENCE LINE |
|  | EXISTING EDGE OF PAVING |
|  | EXISTING ADJACENT PROPERTY LINE |
|  | EXISTING EASEMENT LINE |
|  | EXISTING RIGHT-OF-WAY LINE |
|  | EXISTING TRACT BOUNDARY LINE |
|  | EXISTING LOT LINE |
|  | EXISTING GAGE RAIL |
|  | EXISTING CURB |
|  | SOILS LINE AND DESCRIPTION |
|  | EXISTING LIGHT POLE |
|  | STREAM LINE |
|  | EXISTING STORM INLET AND PIPE |
|  | EXISTING STORM MANHOLE AND PIPE |
|  | EXISTING STORM ENDWALL AND PIPE |
|  | EXISTING SIGN |
|  | EXISTING UTILITY POLE |
|  | EXISTING POST |
|  | EXISTING UNDERGROUND WATER MAIN |
|  | EXISTING UNDERGROUND ELECTRIC |
|  | EXISTING UNDERGROUND TELEPHONE |
|  | EXISTING UNDERGROUND GAS LINE |
|  | EXISTING OVERHEAD WIRES |
|  | EXISTING FIRE LINE |
|  | EXISTING DECIDUOUS TREE |
|  | EXISTING CONIFEROUS TREE |
|  | EXISTING TREE & SHRUB LINE |
|  | EXISTING MANHOLE (SAN, STORM, GAS, WATER, WATER, ELECTRIC, TELEPHONE, ETC.) |
|  | BUILDING SETBACK LINE |
|  | WETLANDS POINTS |
|  | FEMA Zone "A" FLOODPLAIN BOUNDARY |
|  | CALCULATED 100-YEAR FLOODPLAIN BOUNDARY |
|  | MUNICIPAL BOUNDARY LINE |
|  | EXISTING NUMBER PARKING SPACES |

NOTES:

1. BEING: CHESTER COUNTY UNIFORM PARCEL IDENTIFIERS: 53-2-18 & 53-2B-13. ADDRESS FOR PARCEL 53-2-18 & 53-2B-13: 940 WEST KING ROAD, MALVERN PA 19355.
2. BOUNDARY AND IMPROVEMENTS SHOWN FROM BOUNDARY AND TOPOGRAPHY SURVEY PLAN DATED JULY 31, 2006 BY SITE ENGINEERING CONCEPTS.
3. TOPOGRAPHY SHOWN IN AREA FROM PHYSICAL FIELD SURVEY PERFORMED MARCH 25, 2015 BY CHESTER VALLEY ENGINEERS, INC.
4. ELEVATIONS BASED ON NAVD 1988 DATUM.
5. CONTOURS SHOWN BEYOND AREA OF PHYSICAL FIELD SURVEY FROM P.A.S.D.A. LIDAR CONTOURS.
6. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. THE BEARINGS SHOWN ON THE TITLE LINES STILL REFLECT THE DEED BEARINGS BUT THE SITE HAS BEEN MODIFIED TO STATE PLANE COORDINATES.
8. WETLANDS DELINEATION BY KEN MCKREE, PHD AND FIELD LOCATED BY SITE ENGINEERING CONCEPTS AS SHOWN ON A BOUNDARY AND TOPOGRAPHY SURVEY PLAN DATED JULY 31, 2006. ADDITIONAL WETLANDS FIELD INVESTIGATION AND DETERMINATION BY GHD SERVICES, INC ON MAY 17, 2017.

15 -YEAR MASTER PLAN FOR
THE MALVERN INSTITUTE

2	12/11/2017	ONE STORY ADDITION OPTION (AMMENDED)	
1	11/07/2017	ONE STORY ADDITION OPTION	

NO.		DATE		REVISION	
PROPOSED SITE PLAN FOR					

MALVERN INSTITUTE

EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA	
	PROJECT NO.

Chester Valley
Engineers, Inc.

Engineers civil engineers & land surveyors				(610) 889-3143 Fax cve@chesterv.com http://www.chesterv.com	F.B.
NAME	DATE	COMMISSION	EXPIRATION	STATUS	

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
SEE PLAN	02/24/17	BJM	RFS	

SHEET 01 OF 01

SHEET 04 OF 04

J:\CVE-20000\20170\dwg\Sheets\15 Year Master Site Plan.dwg, 12/11/2017 3:07:29 PM, .

<p>COPYRIGHT CHSTER VEELEY ENGINEERS, INC. CHIL DRIVERS & SURVEYORS SPECIFICALLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS, NOTES, AND EXHIBITS ARE THE PROPERTY OF CHSTER VEELEY ENGINEERS, INC. THEY ARE TO BE USED ONLY IN RESPECT TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF CHSTER VEELEY ENGINEERS, INC. IS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF CHSTER VEELEY ENGINEERS, INC. ANY USE OF ANY PART WITHOUT WRITTEN PERMISSION, CONSENT OF CHSTER VEELEY ENGINEERS, INC. FOR THE REPRODUCTION OR TRANSMISSION OF ANY PART OF THESE PLANS OR WITHOUT WRITTEN PERMISSION TO CHSTER VEELEY ENGINEERS, INC. IS A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA AND MAY BE SUBJECT TO LITIGATION AND DAMAGES, INCLUDING ATTORNEY'S FEES AND COSTS INCURRED BY CHSTER VEELEY ENGINEERS, INC. IN DEFENSE OF SUCH LITIGATION.</p>	<p>NOTE TO USER OF THESE PLANS: THESE PLANS ARE TO BE CONSIDERED CONTAINED ON THIS PLAN MAY NOT BE CONSISTENT WITH CONDITIONS IN THE FIELD. ANY REUSE OR ORGANIZATION LONGER OR RELYING ON THESE PLANS MUST CONTACT CHSTER VEELEY ENGINEERS, INC. FOR VERIFICATION OF THE ACCURACY OF THE INFORMATION CONTAINED HEREON. ANY PROCEEDING OR RELYING ON THESE PLANS FOR ANY PURPOSE, OTHER THAN CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS SPECIFICALLY IDENTIFIED HEREON, SHALL BE AT THE USER'S SOLE RISK. ALL REPRESENTATIONS HAVE BEEN VERIFIED WITH CHSTER VEELEY ENGINEERS, INC. AND THE USER AGREES TO HOLD CHSTER VEELEY ENGINEERS, INC. NOT BE LIABLE FOR DAMAGES OF ANY KIND RESULTING FROM THE USER'S FAILURE TO OBTAIN CORRECT VERIFICATION OR THE VARIATION OF THE INFORMATION CONTAINED ON THIS PLAN TO THE USER OR ANY THIRD PARTY. THE USER ASSUMES ANY RISK OF ANY AND ALL DAMAGES OR INJURIES OF ANY KIND THAT MAY BE INCURRED BY THE USER. THE USE OF THIS DOCUMENT WITHOUT FIRST OBTAINING FULL VERIFICATION AND VALIDATION OF THE INFORMATION CONTAINED IN THIS FILE.</p>	<p>PENNSAVALIA § 187 REQUIREMENTS UNDERGROUND UTILITIES SERIAL NO. _____ CHSTER VEELEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SURFACE UTILITY STRUCTURES SHOWN ON THESE PLANS. NOR DOES CHSTER VEELEY ENGINEERS, INC. GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING UNDERGROUND UTILITIES. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION OR INSTALLATION. EXCAVATIONS, TRENCHING AND LINDORING ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF PENNSAVALIA § 187. THE USER SHALL OBTAIN THE NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES FOR ANY OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THEREOF. CONTACT INFORMATION: (1) CHSTER VEELEY ENGINEERS, INC. 2227 S. 38TH ST., PT. 1926/1100 "EXCAVATIONS, TRENCHING AND SHORING." (2) "EXCAVATIONS AND TRENCHING OPERATIONS" (CGS 2226) DATED 1985 (REVISED).</p>	<p>SHEET SHEET FACILITY OWNER'S DESIGNED OFFICER ADDRESS AND TELEPHONE NUMBER</p> <p>CHSTER VEELEY ENGINEERS, INC. CALL SYSTEM, INC. CALLS 3 WORKING DAYS BEFORE YOU DIG 1-800-242-1776 POCS SERIAL NUMBER: _____</p>
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LEGEND

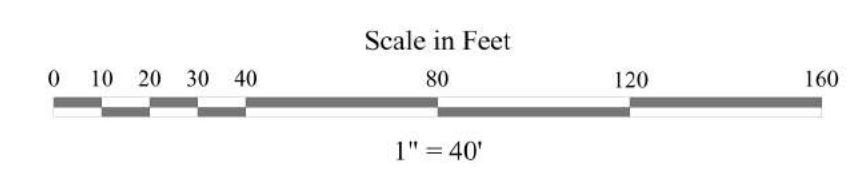
- BUILDINGS
- PAVING
- PARKING
- PATH (WOOD CHIPS) PERVIOUS
- TREES
- FENCE

EXISTING CONDITIONS
FOR
THE MALVERN INSTITUTE

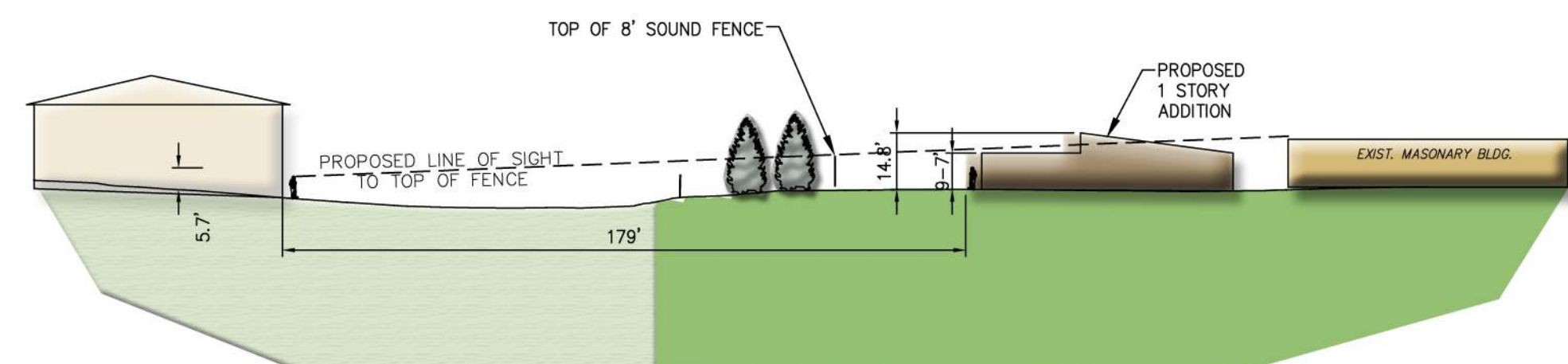
EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Chester Valley Engineers
civil engineers & land surveyors
DATE: SEPTEMBER 26, 2017

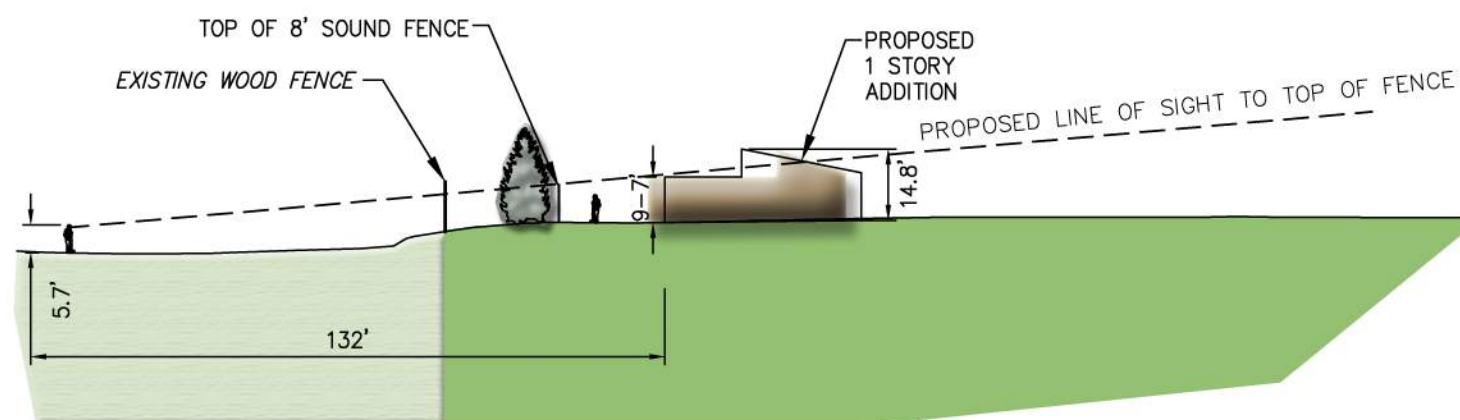
Chester Valley Engineers, Inc.
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JOB #: 20170



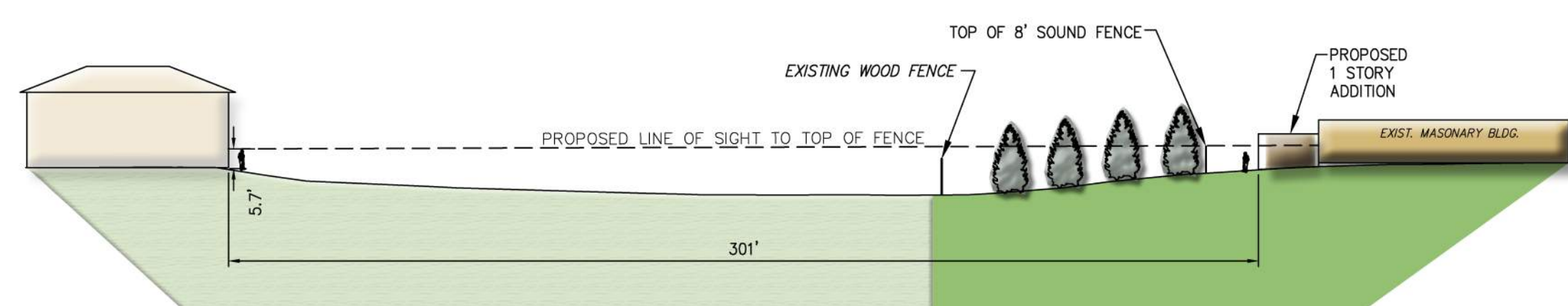




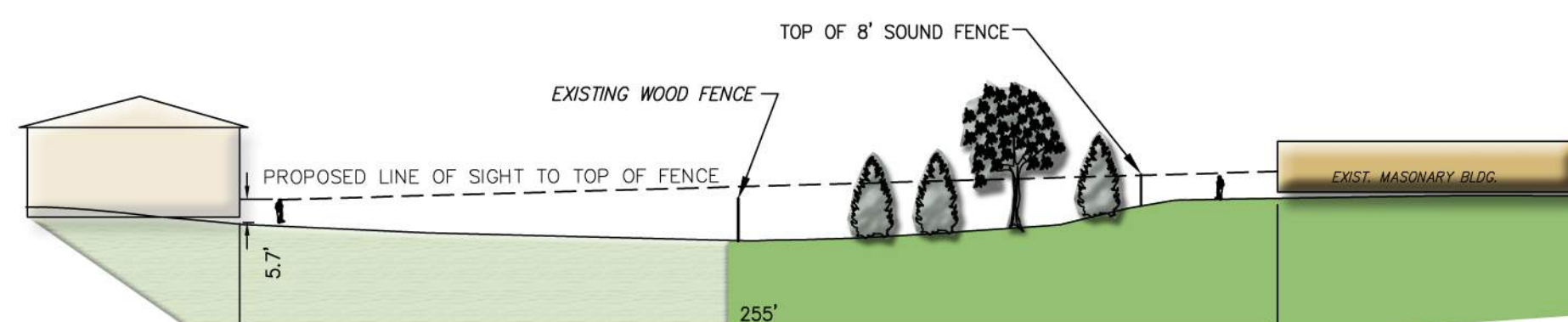
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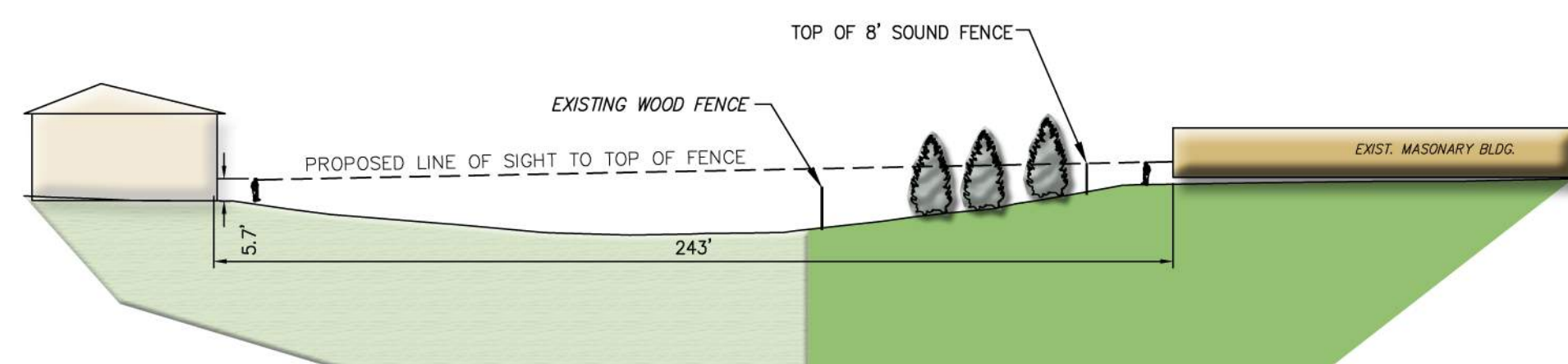
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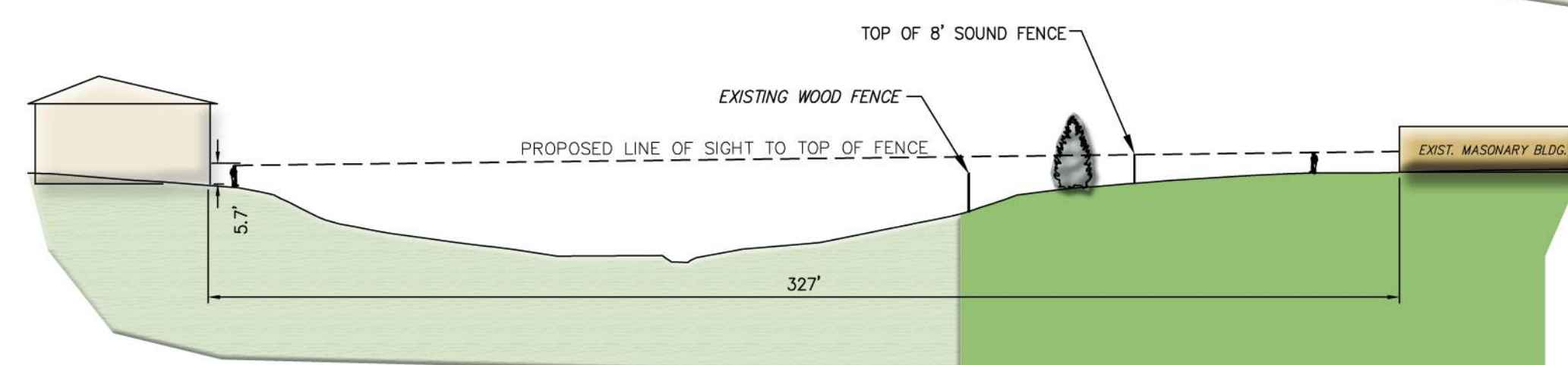
SECTION C – JOSEPH H. FENIMORE



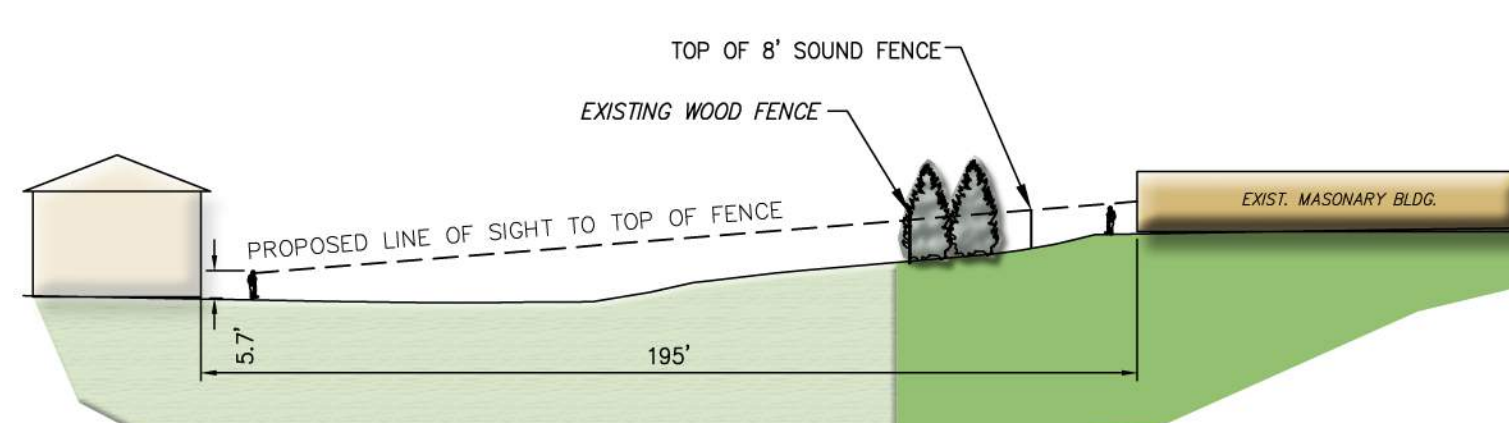
SECTION D – JANICE DENKER



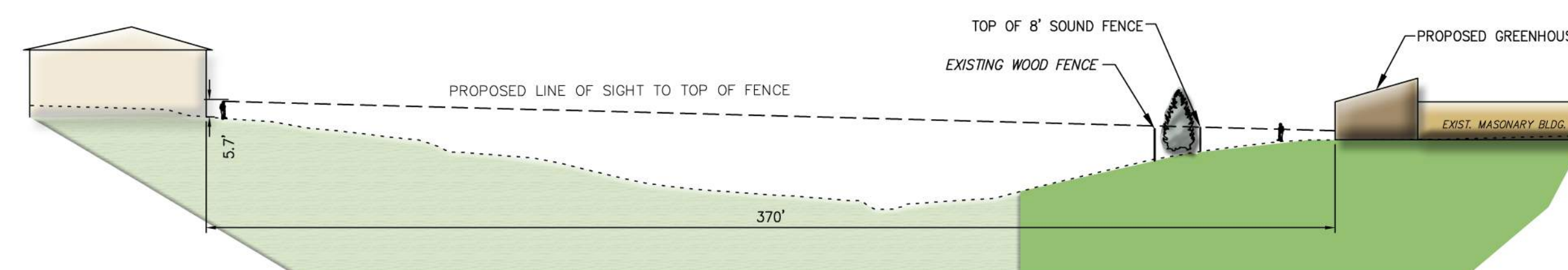
SECTION E – LISA O'NEILL



SECTION G – JOSEPH & MISETIC MEHL DB



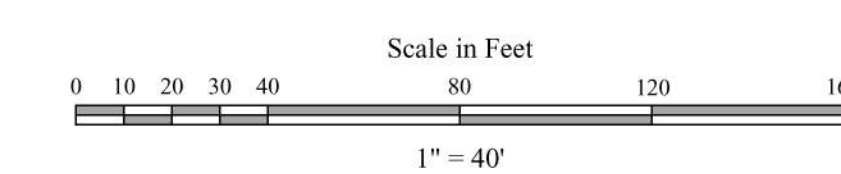
SECTION F – JOSEPH & DEBORAH MAROVICK



SECTION H – MARY & LOUIS IRVINE



LEGEND	
EXISTING	PROPOSED
BUILDINGS	BUILDINGS
PAVING	PAVING
PARKING	PARKING
PATH (WOOD CHIPS)	PATH (WOOD CHIPS)
TREES	TREES
FENCE	FENCE



SIGHT LINE PROFILES FOR THE MALVERN INSTITUTE

EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Chester Valley Engineers
civil engineers & land surveyors
DATE: JANUARY 08, 2018

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EXISTING FEATURES PLAN



PROPOSED PLAN

LEGEND	
EXISTING	PROPOSED
	BUILDINGS
	PAVING
	PARKING
	PATH (WOOD CHIPS)
	TREES
	FENCE
	UNDERSTORY OF WOODED AREA TO BE RESTORED PURSUANT TO A FOREST MANAGEMENT PROGRAM
	PROPOSED QUIET MEDITATION GARDEN WITH SIGNAGE
	PROPOSED GREENHOUSE (DOMESTIC MALE SMOKING AREA)
	PROPOSED 8' TALL PVC FENCE

15-YEAR MASTER PLAN
FOR
THE MALVERN INSTITUTE

EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Chester Valley
Engineers

civil engineers & land surveyors

DATE: JANUARY 08, 2018

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JOB #: 20170

SHEET 04 OF 04

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: 1/11/2018
To: Planning Commission
From: Mark Gordon, Township Zoning Officer
Re: New Residential Development Regulations

Dear Commissioners,

As a follow-up to our last conversation about new residential development regulations concerning our remaining larger underdeveloped parcels I found the following to support the concept.

The Township Comprehensive Plan:

Objective 6.7 – Continue to provide for a variety of housing options within the Township to accommodate a diverse population.

Recommendation 6.7.1 – Evaluate the Zoning Ordinance in Light of housing choices for changing demographics and income diversity.

Objective 6.8 – Preserve the Character of existing residential housing neighborhoods.

Recommendation 6.8.1 – Consider adopting provisions in the Zoning and Subdivision & Land Development Ordinance that encourage innovative design for new residential development while respecting the character of surrounding neighborhoods.

Paoli Pike Corridor Master Plan:

The Land Use Overview of the Paoli Pike Corridor Master Plan identifies a demand for for additional housing units in the Township. Based on the population projections and the build out analysis, more diverse housing options are needed.

Staff Recommendation:

Staff is of the opinion that there is support in both the PPCMP and the Comp Plan to warrant moving forward with a planning effort to develop an amendment to the existing

SFOD ordinance or a to develop a new residential openspace development that will meet these identified goals and objectives.

Draft Motion:

Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors authorize the Staff and the Planning Commission to begin the process of drafting a zoning ordinance to permit semidetached dwellings and/or townhouse dwellings as an option for a residential openspace development option.

Action Item 6.3.2.5. - Review landscaping regulations to enhance landscaping for new uses, while recognizing the practical limitations of nonconforming uses and combined sites.

Objective 6.4. – Continue to receive guidance from the Authorities, Boards, and Commissions (ABC's).

The ABC's offer valuable talent and insight on numerous land use issues. The roles of the ABC's should be maintained and expanded.

Recommendation 6.4.1. – Continue to meet in January of each year to review past achievements and current goals.

Action Item 6.4.1.1. – Continue to seek input and new creative ideas from the ABC's for improving and enhancing the Township.

Objective 6.5. – Continue effective governance by the East Goshen Township Board of Supervisors.

Recommendation 6.5.1. – Continue to focus on all aspects of land use, development, and redevelopment.

Action Item 6.5.1.1. – Continue to rely on the input of the ABC's.

Objective 6.6. – Continue to accommodate a diverse mix of residential, commercial, institutional, light industrial, and recreational uses.

Recommendation 6.6.1. – Insure that the Ordinances are consistent with and used to implement the Future Land Use Plan.

Action Item 6.6.1.1. – Compare the text and map of the Zoning Ordinance with the Future Land Use Map and consider updates to the Ordinance as needed to provide for land use decisions that are consistent with this map.

Action Item 6.6.1.2. – Review the Subdivision & Land Development Ordinance, with the Future Land Use Plan and consider needed revisions.

Objective 6.7. – Continue to provide for a variety of housing options within the Township to accommodate a diverse population.

An extensive number of single-family detached dwellings on individual lots are located throughout the Township. In addition, the northern portion of the Township is home to Hershey's Mill, a large, senior-oriented, and gated residential/golf course community that offers a mix of housing options. Higher-density housing in the form of townhomes and garden apartments is clustered along West Chester Pike at the southern end of the Township. Consistent with national housing trends, most of the Township residents are likely to prefer remaining in their current housing as they grow older, or move to other forms of housing in the Township that can address their changing needs. Also, an increasing number of children of

Township families, upon graduation from college, are expected to return to their parents' home while seeking suitable employment or while working to pay off student debt.

Recommendation 6.7.1. – Evaluate the Zoning Ordinance in light of housing choices for changing demographics and income diversity.

Action Item 6.7.1.1. – Consider updating residential zoning districts to allow smaller residential lots, multi-generational homes, and principal and accessory residential dwellings on the same lot.

Action Item 6.7.1.2. – Continue to accommodate higher-density residential housing through zoning, especially near existing or planned commercial areas and where infrastructure capacity exists or is planned.

Objective 6.8. – Preserve the character of existing residential neighborhoods.

Recommendation 6.8.1. – Consider adopting provisions in the Zoning and Subdivision & Land Development Ordinances that encourage innovative design for new residential development while respecting the character of surrounding neighborhoods.

Action Item 6.8.1.1. – Encourage innovative development in areas of the Township designated Low Density Residential (LDR) Medium Density Residential (MDR) or Planned Community (PC) on the Future Land Use Map in order to better protect existing neighborhoods, historic structures, and natural resources.

Action Item 6.8.1.2. – Review and amend, if necessary, the existing lot area, width, and yard regulations of the R-3, Medium Density Residential District to more closely reflect the existing lot sizes within this district.

Action Item 6.8.1.3. – Utilize the input of the Township's Historic Commission and the Conservancy Board during review of sketch, preliminary, and final land development plan applications, as well as for Variance, Special Exception, and Conditional Use applications, to help address historic- or environmentally-related issues.

Action Item 6.8.1.4. – Review area and bulk regulations, and impervious coverage limitations in all residential zoning districts and update as necessary to provide for appropriately designed infill development.

Objective 6.9. – Retain and attract corporate investment on lands shown on the Future Land Use Plan as Business Park Industrial.

Recommendation 6.9.1. – Create opportunity for more compatible or co-dependent, uses, building expansion, and expanded amenities in existing corporate/business/industrial parks.

Action Item 6.9.1.1. – Allow for growth within the business and industrial parks by considering amendments to the B-P and I-1 zoning districts to increase the maximum building height beyond 3 stories or 35 feet, and to permit building coverage to exceed 30 percent.