

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

**Agenda
WORKSHOP**

**Wednesday, July 21, 2010
7:00 PM**

- A. Call to Order / Pledge of Allegiance
- B. Chairman will ask if anyone is going to record the meeting
- C. Conditional Uses and Variances
 - 1. **Schaffer Properties, 734 N. Chester Road**
- D. Old Business
 - 1. **BP and Industrial Zone Parking Ordinance**
- E. Adjournment

REMINDER – Newsletter Article Submission Due Date:

Article Due Date

August 11, 2010

November 10, 2010

Delivery Date

October 1, 2010

January 1, 2011

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: 7/15/2010
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlb*
Re: Historic Building Adaptive reuse / Conditional Use / Draft Motion

Dear Commissioners,

As you know, a conditional use application has been submitted requesting an adaptive reuse for the property at 734 N. Chester Rd. The applicant proposes an office use for the property and is also requesting a waiver for the Historic Resource Impact study requirement of the ordinance.

We have had one other such adaptive reuse Conditional Use application in the past, The Matlack Florist back in 2005. Mr. Ross Unruh is representing the applicant for this adaptive reuse application as he did for the Matlack Florist application.

The applicant will be before you

For the purpose of this waiver request I have drafted a motion for your consideration if you feel it's necessary to take an official position on the record.

The applicant has received a favorable recommendation from the Historical Commission which you have in your packets.

I have prepared a draft motion for your consideration.

Draft Motion:

I move we recommend that the Board of Supervisors approve the Conditional Use Application of The Food Source International to adaptively reuse the historic property at 734 N. Chester Rd. as an office use, as provide in the Zoning Ordinance §240-38.8., waive the Historical Resource Impact Study as provided for in §240-38.8.A(5); due to the fact that the applicant proposes no substantive changes to the interior or exterior of the historic building to accommodate the proposed adaptive reuse and support the applicant's request to reduce the number of required off-street parking places, due to the fact that additional unused spaces will significantly detract from the historical integrity of the property and could negatively impact the welfare of the neighboring residential property with the following condition(s):

1. Off Street parking places shall be limited to 13 (10 - parking area, 3 - Garage).
2. Should the use change and or the number of employees exceeds the number of parking spaces provided, the applicant shall apply to the township to amend the Conditional Use approval.
3. The Applicant shall indicate a reserve parking area and shall install said parking upon request from the Township.



The Blacksmith Shop

Historical Commission

East Goshen Township

Chester County, Pennsylvania

1580 Paoli Pike

West Chester, PA 19380

610-692-7171

July 13, 2010

East Goshen Township
Planning Commission
1580 Paoli Pike
West Chester, Pa. 19380

Re: Conditional Use / Historic Resource Adaptive Re-Use
53-4-82

Dear Commissioners:

At our meeting on July 8, 2010 the Historical Commission voted unanimously in favor of the following motion:

I move that the Historical Commission recommend that the Planning Commission support the approval of the Conditional Use Application of The Food Source International to adaptively reuse the historic property at 734 N. Chester Rd. as an office use, as provided in the Zoning Ordinance, §240-38.8., support the applicant's request to waive the Historical Resource Impact Study as provided for in §240-38.8.A(5); due to the fact that the applicant proposes no substantive changes to the interior or exterior of the historic building to accommodate the proposed adaptive reuse and to support the applicant's request to reduce the number of required off-street parking places, due to the fact that additional unused spaces will significantly detract from the historical integrity of the property and could negatively impact the welfare of the neighboring residential property.

Sincerely,

A handwritten signature in cursive script that reads 'Kathryn M. Yahraes'.

Kathryn M. Yahraes
Chairman

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: 7/15/2010
To: Planning Commission
Cc: Rick Smith, Township Manager
From: Mark Gordon, Township Zoning Officer *mb*
Re: Parking Amendment in BP and I Districts

Dear Commissioners,

I am forwarding another copy of the draft (redline) revision of the parking ordinance. I have amended the current parking standards for Multiple Principal Use Building, Industrial wholesale and warehousing uses and for Office uses. I have kept in a red line format because I believe the Board of Supervisors would rather see the changes. Please think of any additional reasons why the commission is recommending this ordinance amendment.

I have also included a definition for Multiple Principal Use Building for addition to the ordinance §240-6. Definitions, for your consideration.

Multiple Principal Use Building: A building which has two or more principal uses.

Draft Motion:

I move that we recommend that the Board of Supervisors amend the minimum off-street parking requirements table in §240-33, section E.8. and F.1. and 2. for Office, Industrial and Wholesale uses as outlined in the attached redlined copy of those sections. Additionally I move that we also recommend that the Board consider amending §240-6 by adding the following definition for Multiple Principal Use Building as, a building which has two or more principal uses.

Minimum Off-Street Parking Requirements

Use	Minimum Off-Street Parking Spaces	Plus the Following Minimum Off-Street Parking Spaces
E. 8. Office	<u>5-3</u> per 1,000 sq. ft. of gross floor area or 1 space per employee of the largest shift, whichever is a larger number of spaces	----
F. Industrial, wholesale and warehousing uses		
1. Industrial, wholesale, warehousing uses	1 per employee on the largest shift <u>1 per 1,000 sq. ft. of Gross floor area</u> <u>or 1 space per employee on the largest shift</u> <u>whichever is the larger number of spaces</u>	1 per company vehicle based at at the facility plus a minimum of 4 spaces per principal building for visitors
2. Multiple principal use building	5-3 per 1,000 sq. ft. of gross floor area <u>allocated for office use and 1 space per</u> <u>1,000 sq. ft. of gross floor area allocated for industrial, wholesale and</u> <u>warehousing uses (not including loading and unloading space).</u> or 1 space per each employee on largest shift, whichever is a larger number of spaces (except portions of buildings that are primarily offices shall be calculated based upon the office standard) <u>Other uses within a multiple principal use building shall be</u> <u>calculated using the appropriate parking requirements.</u>	
	Or	
	<u>3 per 1,000 s.f. of gross floor area.</u>	

I. Conformance. [Amended 6-14-1988 by Ord. No. 7-1988⁴⁹]

- (1) All developers shall provide for each land use proposed, as a minimum, sufficient off-street parking spaces to conform to this section. If the calculation to determine the required number of spaces results in a fractional space, the number of spaces required shall be the next highest whole number. Proposed parking areas which are greatly in excess of those required hereunder shall be discouraged.
- (2) Minimum number of parking spaces required per land use. Throughout this section, "sq.ft." shall be interpreted as "square feet" and "GFA" shall be interpreted as "gross floor area."

Use	Number of Parking Spaces
Residential uses [Amended 3-14-2007 by Ord. No. 9-2007]	
Single-family detached dwelling and mobile home used as permanent dwelling	2 per dwelling unit
Multifamily dwelling except apartment	2 per dwelling unit plus 1 space for every 5 units for multi-unit structures and townhomes
Apartment	2.1 per dwelling unit
Commercial uses; industrial uses and services	
Manufacturing	2.5 per 1,000 sq. ft. GFA
Less than 100,000 sq. ft. GFA	
Equal to or greater than 100,000 sq. ft. GFA	2.0 per 1,000 sq. ft. GFA
Office buildings, research and development facilities, laboratories and business services	3.0 per 1,000 sq. ft. GFA
Office parks	3.5 per 1,000 sq. ft. GFA
Personal and professional services	5.0 per 1,000 sq. ft. GFA
Bank; other financial services	4.0 per 1,000 sq. ft. GFA
Car wash	

49. Editor's Note: Section I of this ordinance also provided the following: "The purpose of this ordinance is to provide for adequate off-street parking space for the purpose of preserving and protecting the health, safety and welfare of the general public by:

"A. Reducing congestion on public streets.

"B. Providing adequate parking for all permitted land uses, avoiding the circulation and congestion related to inadequate parking areas and the environmental and safety problems associated with over-designed parking areas.

"C. Minimizing pedestrian conflict with motor vehicles, allowing motorists to exit and enter their vehicles away from the flow of traffic and separating pedestrian circulation from vehicular circulation within parking areas.

"D. Addressing the special needs of handicapped persons through the provision of specially designed and located parking spaces.

"E. Minimizing impervious surfaces to allow for groundwater recharge through landscaping requirements and discouragement of excessively large parking areas."

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§ 84-55

ZONING

§ 84-55

Use

Nonautomated

Number of Parking Spaces

2.0 per bay, plus 3 stacking spaces
per bay

Use	Number of Parking Spaces
Automated/tunnel	6.0, plus 6.0 dry-off spaces, plus 15.0 stacking spaces
Commercial services	3.5 per 1,000 sq. ft. GFA
Funeral home	20.0 per 1,000 sq. ft. occupied by viewing rooms
Laundromat	20.0 per 1,000 sq. ft. GFA
Dog day-care facility [Added 10-24-2007 by Ord. No. 11-2007]	1 space per employee plus 2 additional spaces
Eating and drinking place	
With table service	15.0 per 1,000 sq. ft. GFA
Without table service	20.0 per 1,000 sq. ft. GFA
Within a shopping center which has a minimum floor area of 100,000 sq. ft. [Added 6-28-2006 by Ord. No. 8-2006]	3 per 1,000 sq. ft. of GFA
Gas station (in addition to service station requirement, if applicable)	1 per pump island, plus 6 stacking spaces for each pump island
Home occupation [Amended 7-24-1990 by Ord. No. 5-1990]	Requirement varies. Applicant must demonstrate that parking is adequate for the proposed use; in no case less than 1 space in addition to the number of spaces required by the residential district regulations.
Hotel and motel	1 per unit, plus 4 per 50 units, plus spaces as required for ancillary uses
Junkyard	0.1 per 1,000 sq. ft. GFA
Lumberyard	1.0 per 1,000 sq. ft. GFA
Personal storage; miniwarehouse [Amended 7-24-1990 by Ord. No. 5-1990]	A minimum of 2 spaces and a maximum of 5 spaces per development tract
Retail sales of consumed or perishable items, items with little seasonal variation in demand (includes supermarkets and convenience stores)	3.5 per 1,000 sq. ft. GFA
Retail sales of nonperishable items, often some seasonal variation in demand (includes department stores, auto dealers, apparel and personal accessory stores, gift shops, jewelers, nurseries, bookstores, computer stores and all similar uses) [Amended 5-25-1993 by Ord. No. 2-1993]	5.0 per 1,000 sq. ft. GFA (Up to 20% may be in a reserve parking area.)

Use	Number of Parking Spaces
Service station; auto body repair shop service (in addition to gas station and auto dealer requirements, where applicable)	2.0 per garage bay
Wholesale sales; commercial sales; freight terminal	1.0 per 1,000 sq. ft. GFA
Institutional and public uses	
Airport	30.0 per 1,000 sq. ft. GFA in terminal/administration building
College, university	
Community college or any college where less than 1/2 of the student body resides on-campus	10.0 per 1,000 sq. ft. GFA in classroom buildings
College or university where at least 1/2 of the student body resides on-campus	1.0 per each campus residential accommodation, plus 2.0 per 1,000 sq. ft. in classroom buildings
Community center; social club	12.0 per 1,000 sq. ft. in main assembly room
Day-care center	3.0 per 1,000 sq. ft. GFA, plus 8 stacking spaces
Elementary school, middle school, including boarding schools	12.0 per 1,000 sq. ft. in main assembly room (25% may be in a reserve lot.) 2.0 spaces per 1,000 sq. ft. of classroom area if there is no main assembly room
High school, including boarding schools	10.0 per 1,000 sq. ft. of classroom area or 12.0 per 1,000 sq. ft. in main assembly room, whichever is greater
Hospital	2.0 per bed
Library	3.0 per 1,000 sq. ft. GFA
Museum or similar institution	3.0 per 1,000 sq. ft. GFA
Place of worship	12.0 per 1,000 sq. ft. in main assembly room (25% may be in reserve lot.)
Utility installation	2.0 per installation
Recreational uses	
Bowling alley	5.0 per lane
Cinema	12.0 per 1,000 sq. ft. GFA
Country club; golf club	5.0 per tee, plus any spaces required for ancillary uses
Health club; spa	5.0 per 1,000 sq. ft. GFA

§ 84-55

ZONING

§ 84-55

Use

Number of Parking Spaces

Indoor amusement arcade

5.0 per 1,000 sq. ft. GFA

Miniature golf course

3.0 per tee

Stadium; theater; gymnasium

0.3 per seat

Swim club; public pool

10.0 per 1,000 sq. ft. of swimming
pool floor

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Use	Number of Parking Spaces
Forestry [Added 5-9-2001 by Ord. No. 6-2001]	1.0 per every employee during the shift with the largest number of employees, plus an additional five parking spaces
Mineral extraction [Added 5-9-2001 by Ord. No. 6-2001]	1.0 per every employee during the shift with the largest number of employees plus an additional five parking spaces
Convenience store with retail sale of gasoline [Added 8-10-2005 by Ord. No. 7-2005]	12.0 per 1,000 sq. ft. GFA, plus 1 space for each fueling position
Pharmacy [Added 8-10-2005 by Ord. No. 7-2005]	3.5 per 1,000 sq. ft. GFA
Independent living facility [Added 12-10-2008 by Ord. No. 10-2008]	0.8 spaces per dwelling unit

- (3) Surfacing requirements.
- (a) The surface of all parking areas shall be dustfree under conditions of normal use, as follows:
 - [1] Primary parking areas shall have an approved paved surface.
 - [2] Reserved parking areas may be asphalt, grasscrete or, with approval of the Township Engineer, oil-sealed gravel or grass, depending upon the degree of use anticipated.
 - (b) In those cases where parking space areas, direction of traffic flow or traffic lanes are not readily apparent, they shall be clearly delineated by reflective, painted lines in primary parking areas. Additional signage shall be as required by the Township Engineer, depending upon the necessities of each individual situation.
 - (c) Concrete bumper blocks or concrete curbing shall be provided for all parking spaces in primary parking areas.
 - (d) All subdivision and/or land development plans, whether preliminary or final, featuring off-street parking areas shall be accompanied by a stormwater management plan for the entire site in accordance with Chapter 69 of the West Goshen Code.
- (4) When a single lot is developed in multiple retail and personal service uses in any commercial district, the required number of parking spaces for such development shall be computed by totaling the number of parking spaces required for each discrete use specified in Subsection I(2) of this § 84-55. When any discrete retail sales or personal service use within the development is replaced with another, the parking requirements for the entire development shall be recomputed, and such

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

July 15, 2010

Mr. James McRee
215 Oneida Lane
Malvern, PA 19355

RE: Planning Commission Appointment

Dear Jim:

I am pleased to inform you that at their meeting on Tuesday, July 6, 2010, the Board of Supervisors appointed you to the East Goshen Township Planning Commission. Your term will expire at the end of the year 2013, at which time you may be re-appointed.

The Planning Commission holds their formal meetings the first Wednesday of each month at 7:00 PM and may schedule workshops as needed. A meeting agenda and applicable information will be delivered to your home the weekend prior to each meeting.

As always, if we can be of any assistance, please feel free to call.

Sincerely,



Louis F. Smith, Jr.
Township Manager

Cc; Planning Commission

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

July 15, 2010

Mr. Daniel H. Daley, P.E.
904 Tallmadge Drive
West Chester, PA 19380

RE: Planning Commission Appointment

Dear Dan:

I am pleased to inform you that at their meeting on Tuesday, July 6, 2010, the Board of Supervisors appointed you to the East Goshen Township Planning Commission. Your term will expire at the end of the year 2011, at which time you may be re-appointed.

The Planning Commission holds their formal meetings the first Wednesday of each month at 7:00 PM and may schedule workshops as needed. A meeting agenda and applicable information will be delivered to your home the weekend prior to each meeting.

As always, if we can be of any assistance, please feel free to call.

Sincerely,



Louis F. Smith, Jr.
Township Manager

Cc; Planning Commission