

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

Agenda

Wednesday, August 4, 2010

7:00 PM

- A. Call to Order / Pledge of Allegiance
- 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. **July 7, 2010**
 - 2. **July 21, 2010**
- F. Acknowledge Receipt of New Applications
 - 1. **Charles Weber, 1440 Center Street (V)**
 - 2. **Mr. Vincent Angelini, Cornwallis Drive (Sketch Plan)**
 - 3. **1325 West Chester Pike, Regal Arms Apartments (Sketch Plan)**
- G. Subdivision Plans
- H. Land Development Plans
 - 1. **The Hankin Group, New Kent Apt (L/D)**
 - 2. **ANNOUNCE WITHDRAWAL OF** Lieberman Earley & Co., 1345 Enterprise Drive (C/U)
- I. Conditional Uses and Variances
 - 1. **ANNOUNCE WITHDRAWAL OF** Lieberman Earley & Co., 1345 Enterprise Drive (C/U)
 - 2. **Charles Weber, 1440 Center Street, (V)**
 - 3. **Mr. Vincent Angelini, Cornwallis Drive (Sketch Plan)**
 - 4. **1325 West Chester Pike, Regal Arms Apartments (Sketch Plan)**
- J. Ordinance Amendments
 - 1. BP and Industrial Zone Parking Ordinance
- K. Old Business
- L. New Business
- M. Any Other Matter
- N. Meetings and Dates of Importance

August 4, 2010	Planning Commission	7:00 PM
August 4, 2010	TAG	7:00 PM
August 5, 2010	Park & Rec	7:00 PM
August 9, 2010	Municipal Authority	7:00 PM
August 10, 2010	Board of Supervisors	7:00 PM
August 11, 2010	Conservancy Board	7:00 PM
August 12, 2010	Historical Commission	7:00 PM
August 16, 2010	Deer	7:00 PM
August 17, 2010	Board of Supervisors	7:00 PM
August 18, 2010	TAG	7:00 PM
August 18, 2010	Zoning Hearing- Weber	7:30 PM
August 24, 2010	Board of Supervisors	7:00 PM
August 31, 2010	Board of Supervisors	7:00 PM

- O. Correspondence
- P. Goals
- Q. Adjournment

- **Bold Items indicate that the Planning Commission has new information to review for that application.**

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

Agenda

Wednesday, August 4, 2010

7:00 PM

REMINDER – Newsletter Article Submission Due Date:

Article Due Date

August 11, 2010

November 10, 2010

Delivery Date

October 1, 2010

January 1, 2011

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
APPLICATION HISTORY
Wednesday, August 4, 2010
7:00 PM**

1. SUBDIVISION & LAND DEVELOPMENT PLANS

Hankin Family Ltd Partnership, Rt 352/Boot Rd (L/D)

June 29, 2010

Application

July 28, 2010

Yerkes – L/D Plan Review

2. CONDITIONAL USE / VARIANCES / ZHB APPLICATIONS

Charles Weber, 919 Aunt Dr, (D/V)

July 25, 2010

**Application
Plan**

Vincent J. Angelinie, Cornwallis Drive (Sketch)

July 27, 2010

**Application
Plan**

Regal Arms Apartments, 1325 West Chester Pike, (Sketch Plan)

July 27, 2010

**Application
Plan**

3. ORDINANCE AMENDMENTS

4. ANY OTHER MATTER

July 7, 2010

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
July 7, 2010

The East Goshen Township Planning Commission held their regularly scheduled meeting on July 7, 2010 at the East Goshen Township building. Members Chairman George Martynick, Megann Hedgecock, Susan Carty, Peter Mylonas, Albert Zuccarello, Jim McRee and Dan Daley were present. Also present were Township Zoning Officer Mark Gordon, Chris Reardon (Historic Commission Member), Ginnie Newlin (Conservancy Board Member) and Senya Isayeff, Thom Clapper and Don McConathy (Board of Supervisors).

WORKSHOP SESSION – 7:00pm

The minutes of June 2nd were reviewed. A motion will be passed in the formal session. The various agenda items were reviewed.

FORMAL SESSION

A. Pledge of Allegiance & Announcements

George called the meeting to order at 7:30 pm and led those in attendance in the Pledge of Allegiance and a moment of silence for our armed forces.

George asked those in attendance if there were any non-agenda items to be discussed. There was no response. George asked if anyone would be recording the meeting. There was no response.

George announced that there will be a workshop meeting on Wednesday, July 21, 2010 at 7:00 p.m.

George welcomed Dan Daley, new member of the Commission. He also announced that Jim McRee was returning as a member of the Commission.

B. Approval of Minutes

Megann made a motion to approve the minutes of June 2, 2010. Al seconded the motion. No further comment was made and the motion passed with George, Dan and Jim abstaining.

C. Land Development

The Hankin Group, New Kent Apartments, Boot Road (Sketch Plan) – Neil Fisher and Mike Malloy, General Counsel for the Hankin Group, were present to represent the applicant. Neil gave a quick review of the plan. As requested at last month's meeting, Neil inspected the entrance on Boot Road across from Barker Drive. Currently there are accel and decel lanes at the New Kent entrance. Barker Drive does not have accel/decel lanes and vegetation is overgrown possibly impacting the sight line from Barker Drive. Neil feels the New Kent entrance meets safety requirements. Also, he feels the south side of the intersection of Boot Rd. and Rt. 352 is overgrown but that is not New Kent's property. Neil will meet with Mark Gordon to walk the site and determine what needs to be done. Mark will ask Mark Miller, Public Works Director to be there too. A landscape plan will be submitted later.

They will present a lighting plan which will use the same lighting as the existing buildings. Solar energy is complicated to break down when there are multiple units. Hankin started using "green" insulation and roofing materials long before it became popular. Porous pavement will be used in the 20 parking stalls in order to sheet the water from Building 1 down to the porous pavement and back into the ground.

Neil clarified the traffic comparison, which shows that on a weekday at AM peak hours, retail has less traffic. But, at PM peak hours, retail has 2 times what residential has. When asked about a cell phone tower, Neil said

Hankin was approached but it did not work out. They have no plans to install a tower. It is Neil's understanding that an existing phone pole at Rt. 352 and Boot Rd. is going to be extended for this purpose.

Al commented that he sees no items of concern at this point. He appreciates Hankin's willingness to work with the township.

Public Comment – Ginnie pointed out that there are invasive plants in the overgrown areas. She hopes they will remove them. She looks forward to hearing more about possible green features that they can use in the buildings.

D. Conditional Uses and Variances

1. Schaffer Properties, 734 N. Chester Rd.- C/U Peter Schaffer and Ross Unruh were present to represent the applicant. Ross explained that this property is a class 1 historic resource and was used as a bed & breakfast. Schaffer Properties wants to use it as an office for 8 employees. There will be no changes to the building either inside or outside. The south drive will be "in" and the north drive will be "out". The only change will be in the parking area. The existing drive is made of crushed red stone with a full base of compacted gravel. The proposed parking area will be made of the same materials. The proposed plan shows 10 outside parking spaces and 3 spaces in the existing garage. Ross explained that the ordinance requires 27 spaces, paved with commercial requirements. They are trying to maintain the historic feeling of the property. Mark Gordon pointed out that there is provision in the code which allows the commission to modify the parking requirements for a small business.

Peter Schaffer explained that his company supplies dry spices and makes seasonings for major brands. They have warehouses in MD, NC, NY, IL and CA. Customers do not come to their office. They go to the customer's test kitchen. Their hours are 8:30 am to 5:00 pm, Monday through Friday. He has had 8 employees for 3 years and does not anticipate outgrowing the building. There are 2 active basements for storage of files. The existing bedrooms will become offices and the receiving room will remain the same.

Ross said they are asking for 1) approval of the conditional use, 2) waiver of the historic impact study, and 3) recommendation that the Board of Supervisors not require the additional parking spaces. They are asking for these tonight. George explained that the Planning Commission needs written approval from the Historical Commission first. The Historical Commission has walked through the building and will be meeting tomorrow night. Peter Mylonas and Jim McRee suggested that provision be added to reserve another 4 or 5 parking spaces for future growth.

Al suggested that the Commission approve the waiver of the Historic impact study tonight. The commission took a vote to waive the need for a historic impact study. The vote was unanimous in favor of waiving this requirement. It will not be needed for the meeting on July 21st.

Public Comment – Ginnie asked for the recipe for the red gravel.

E. New Business

Swiss Farms - Rick Smith and Mark Gordon met with the three principals of Swiss Farms to discuss some challenges that the store is having. The store is underperforming by about 50% from the average of all their stores. They conducted audits of the store and found that the staff is doing everything right and is considered the best management team in the organization. The Township Code allows for a 30 day special permit for commercial properties. Swiss applied for that permit and it has been issued. They will hang banners and other attention getting devices in order to see if more customer traffic can be generated. Swiss will submit a Sketch Plan outlining some additional signage and menu boards which will require relief from the Zoning Hearing Board Decision from 2005.

1 Jim commented that there is no sign listing the products they carry. He suggested that the Commission may
2 want to consider a general change to help retail in East Goshen. He feels we need to help promote our retail as
3 much as possible. Peter likes the designs they submitted. Megann would like to see them carry produce.
4

5 July 21st Workshop – George would also like to review the Commission's goals at this meeting.
6

7 **G. Liaison Reports**

8 None
9

10 **H Adjournment**
11

12 Motion to adjourn the meeting was made by Sue and seconded by Megann. The meeting adjourned at 9:00 p.m.
13

14 Respectfully submitted, _____
15 *Ruth Kiefer, Recording Secretary*
16

17 *C:\Documents and Settings\Owner\My Documents\My Word\Planning Commission\July 7 2010 PC draft.doc*

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
July 21, 2010

The East Goshen Township Planning Commission held a workshop meeting on July 21, 2010 at the East Goshen Township building. Members Chairman George Martynick, Megann Hedgecock, Susan Carty, Jim McRee and Dan Daley were present. Also present was Township Zoning Officer Mark Gordon.

A. Pledge of Allegiance & Announcements

George called the meeting to order at 7:00 pm and led those in attendance in the Pledge of Allegiance and a moment of silence for our armed forces.

George asked if anyone would be recording the meeting. There was no response.

B. Conditional Uses and Variances

Schaffer Properties, 734 N. Chester Road. Peter Schaffer and Ross Unruh were present to represent the applicant. George verified that the Planning Commission received a written unanimous approval from the Historical Commission. Sue moved that the Planning Commission 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 Road as an office use, as provided 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 exceed 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.

Megann seconded the motion. The Applicant accepted the conditions. There was no further comment or discussion. The vote passed unanimously.

C. Old Business

BP and Industrial Zone Parking Ordinance. The Commission reviewed the proposed amendment to the parking ordinance. George reviewed the need for an amendment to the requirements for parking. Mark reported that he spoke to Dave Ward of the Chester County Planning Commission, who feels that the East Goshen ordinance has stricter requirements than other municipalities in Chester County. Rick Smith suggested 3 per 1,000 s.f. of Gross Floor Area. The Commission members discussed different scenarios and how they would be impacted by this change. Dan voiced concern about initial construction and use vs. a later use that may require more parking spaces. Megann suggested contacting commercial real estate agents to see what the industry is demanding. Mark will do this. A decision on this was deferred to a later meeting.

D Adjournment

Motion to adjourn the meeting was made by Sue and seconded by Jim. The meeting adjourned at 8:00 p.m.

Respectfully submitted, _____

Ruth Kiefer, Recording Secretary

C:\Documents and Settings\Owner\My Documents\My Word\Planning Commission\July 21 2010 PC draft.doc

07/21/2010



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

July 28, 2010

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

Re: New Kent Apartments – Boot Road
Land Development Plan Review

Commission Members:

The following plans and report prepared by Edward B. Walsh & Associates, Inc. have been submitted to this office for review:

Overall Site Plan – cover sheet
Site Plan – sheet 1 of 7, dated June 25, 2010
Existing Features, Demolition, & Open Space Plan - sheet 2 of 7,
dated June 26, 2010
Grading & PCSWM Plan – sheet 3 of 7, dated June 28, 2010
Erosion & Sedimentation Control Plan – sheet 4 of 7, dated June 26, 2010
Landscape Plan – sheet 5 of 7, dated June 26, 2010
Lighting Plan – sheet 6 of 7, dated June 26, 2010
Construction Details & profile Sheet – sheet 7 of 7, dated June 26, 2010
Stormwater Management Calculations, dated June 28, 2010

The plans depict proposed site renovations within the New Kent Apartments parcel. The site renovations are located on the northeast corner of the Kent Drive intersection with Boot Road and include the demolition of two commercial buildings (total building area = 7,840 s.f.), the demolition of 62 parking spaces, the proposed construction of two apartment buildings with 12 units per building, and the proposed construction of 63 new parking spaces. The new apartment buildings are to be served by public water and public sanitary sewer service. The site plan and stormwater management report indicate that the proposed change in impervious cover is 618 square feet. Stormwater management water quality requirements are to be addressed by a porous pavement / recharge bed.

The parcel is situated within the R-5 Urban Residential Zoning District and the following comments are offered for your consideration:

Zoning Ordinance

1. Section 240-24.F - Sewage facility planning modules will need to be submitted to the Township for review and processing.

Professional services since 1874

1444 Phoenixville Pike, P.O. Box 1568, West Chester, PA 19380-0078 / Tel: 610-644-4254 / Fax: 610-640-0771

H. Yankin Group
1
Spig

205

New Kent Apartments
July 28, 2010
Page 2 of 5

2. Section 240-27.A -- Boot Road is classified as an Arterial Street. The minimum future right-of-way width for an Arterial Street is 100 feet. The location of the Boot Road future right-of-way line should be indicated on the site plan.
3. Section 240-27.C.1.b -- The plant list shown on the landscape plan is incomplete and should be revised to include plant sizes, quantities, and spacing.
4. Section 240-27.C.1.c -- A minimum of five percent of a parking area shall be landscaped and continually maintained as such. The parking area perimeter shall not be considered as part of this required area. The required landscape area for the proposed parking lot should be identified on the landscape plan.
5. Section 240-27.C.1.e -- The plans should identify a satisfactory method of landscape irrigation. Wall mounted hose bibs are acceptable.
6. Sections 240-27.C.2 and .3 -- Buffer yards shall be provided as part of any new or expanded apartment development that would be contiguous to lots within a residential district. A 50 foot wide buffer yard will need to be established along the Boot Road frontage. The buffer yard shall include a completely planted visual barrier or landscape screen composed of mostly evergreen shrubs and trees. The buffer yard requirements as outlined by section 205-60 of the subdivision and land development ordinance will also need to be addressed.
7. Section 240-27.C.7 -- The lighting plan indicates illumination levels within the parking lot between Buildings I and II and for the parking area along Kent Drive. No lighting is shown for the parking area on the north side of Building II. The lighting plan does not indicate the illumination levels for the walkways. Illumination levels should not drop below 0.3 footcandles in any area and should be increased for areas with steps and mailboxes. Additionally, the lighting plan does not specifically identify the proposed light fixture(s). It only shows a generic specification sheet for the Lithonia TCL fixture. Mounting height and lamp source need to be identified. The lighting plan should be revised to address minimum illumination levels, specifically identify the light fixture, and incorporate all aspects of a complete lighting plan.
8. Section 240-29.C.3 -- Apartment developments shall provide a minimum average of 3,000 square feet of lot area per dwelling unit. The overall site plan will need to demonstrate that sufficient lot area exists for the proposed overall number of dwelling units.
9. Section 240-29.C.8 -- No dwelling unit within an apartment development shall contain more than two bedrooms and no more than 40 percent of the total number of dwelling units shall contain two bedrooms. The plans should note the overall number of existing and proposed one bedroom and two bedroom units.

3065

10. Section 240-29.C.10 – One or more recreation/common open space areas (each with a minimum area of 2,500 square feet) shall be provided with a total area equal to at least 200 square feet per dwelling unit. All recreation/common open space areas shall be located in areas suitable for outdoor active or passive recreation. Only recreational spaces at least 20 feet from any building shall count towards the minimum required recreation/common open space. The overall site plan will need to demonstrate that sufficient recreation/common open space exists for the proposed overall number of dwelling units.
11. Section 240-33.B.7.c – A minimum number of three handicapped accessible parking spaces shall be provided for any parking area where the number of spaces ranges between 51 to 75. The proposed number of handicapped accessible parking spaces should be adjusted accordingly.
12. Section 240-33.C.10 – Parking areas shall provide a minimum aisle width of 24 feet for two way traffic with 90 degree parking stalls. The location of the proposed parking spaces on the north side of Building II will need to be revised so that a minimum aisle width of 24 feet is provided.

Subdivision and Land Development Ordinance

13. Section 205-30. B.7 – Metes and bounds to describe the location of the existing Boot road right-of-way line should be added to the overall site plan.
14. Section 205-30.C.1.b – The suggested street name and address for the new buildings should be noted on the plans. The location of a community mailbox for each building should also be identified.
15. Section 205-30.C.3.b – The site plan should indicate the location of the proposed sanitary sewer lateral connection to Building I.
16. Section 205-30.C.3.e – The site plan should identify the location of the Interstate Energy Company pipeline right-of-way boundary along Boot Road and the location of the Bell Atlantic right-of-way boundary along Boot Road. Any restrictions or limitations associated with the right-of-way areas should be noted.
17. Section 205-31.A – A waiver request to allow the plan to be submitted as a preliminary/final plan should be discussed with the Planning Commission.
18. Section 205-33.B.21 – The plans should include profiles for the proposed sanitary sewer lines.
19. Section 205-37.C.6 – The proposed storm sewer design should be amended to account for off-site flow that drains from the Boot Road storm sewer into proposed inlet 4.

Ag 5

19. Sections 205-36.B., F., and .G – The landscape plan should be amended to include the plan requirements identified by these sections: identify zoning districts for all abutting properties, identify the location and type of all proposed landscaping and ground cover in buffer areas, common open space, and entrances, and include a full planting list showing the proper botanical and common name along with sizes, quantity, and spacing.
20. Section 205-39 – A trip generation table comparing the trips generated by the existing commercial use with the proposed 24 apartments was provided with the plan submission. The table indicates that the trips generated for the proposed apartment use for the weekday total, the weekday P.M. peak hour, and the Saturday midday peak hour are less than the trips generated by the existing commercial use. The trips generated for the proposed apartment use for the weekday A.M. peak hour are slightly higher than the trips generated by the existing commercial use. The Planning Commission may wish to have the site plan and trip generation table reviewed by the Township Traffic Engineer. It is recommended that the applicant's traffic engineer evaluate the traffic movements at the Kent Drive exit onto Boot Road in order to determine if separate designated turning lanes would improve traffic flow onto Boot Road.
21. Section 205-49.A – Clear sight triangle locations should be added to the landscape plan. A minimum clear sight triangle of 150 feet is required for the Kent drive intersection with Boot Road.
22. Section 205-56 – The applicant should consider a walkway extension along the east side of Building II for connecting to the sidewalk in front of the recreation center.
23. Section 205-61 – The landscape plan identifies a number of mature trees to be preserved within the project site. Tree protection fencing should be shown on the erosion and sedimentation control plan and the landscape plan. The plans should also include the tree protection notes as outlined by this section and section 218-4.
24. Section 205-71.C – The plans should note that the proposed sanitary sewer connections shall be constructed in accordance with the East Goshen Municipal Authority standards and specifications.

Landscape Plan

25. The landscape plan should be signed and sealed by a Pennsylvania licensed landscape architect.
26. The plant list includes an 'Ornamental Tree' category with a quantity of 16 trees; however, no plant name or locations are shown.

505

27. The location of the Red Maple tree to be planted at the northeast corner of Building II should be adjusted to avoid interference with the existing evergreen tree to be retained.
28. The landscape plan list provides alternate species for shrubs to be selected by others rather than the plan preparer. The plant list should be revised to identify planting locations for each species.

General Comments

29. The site plan should be submitted to the Township Fire Marshall for review regarding emergency vehicle access and fire hydrant locations. The plans should be revised as necessary to address any concerns identified by the Fire Marshall.
30. It is recommended that the paving section for the parking area drive aisles be revised to provide a minimum eight to ten inches of compacted 3A modified stone base course.
31. The erosion and sediment control plan will need to address how the storm sewer discharge from Boot Road is to be directed through the project site during the demolition phase of the project.
32. The erosion and sedimentation control should indicate that inlet protection is to be provided for the storm sewer system. The plans should include an inlet protection detail and the installation of the inlet protection should be addressed in the construction sequence.
33. Since the proposed limit of disturbance exceeds one acre, the erosion and sediment control plan will need to be submitted to the Chester County Conservation District for review and approval. A letter of adequacy from the Chester County Conservation District and a NPDES Permit are required for final plan approval.

The plan submission should be revised in accordance with the above comments. Please contact us if you have any questions concerning this review letter.

Sincerely,
YERKES ASSOCIATES, INC.

Thomas H. Kummer (inc)

Thomas H. Kummer, R.L.A.

Michael Conrad

Michael Conrad, P.E.

cc: Mark Gordon
Edward B. Walsh & Associates, Inc.

I. WEBER
2.
4 pgs

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION
1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: CHARLES + MARGARET WEBER
Applicant Address: 919 AUNT DR
WEST CHESTER, PA 19382
Telephone Number: 610-399-1180 Fax Number: 610-399-7447
Email Address: CPW2@GOSNET.COM
Property Address: 1940 COUNTRY ST
WEST CHESTER, PA 19382
Tax Parcel Number: 53-66-33 Zoning District: R-3 Acreage: 11,324.5

Purpose of Application (check one)

- ☒ Variance (Type: ☐ Use Variance ☒ Dimensional Variance)
☐ Special Exception
☐ Appeal determination of the Zoning Officer
☐ Other _____

Sections of Zoning Ordinance in which relief is sought:

240-10.6

- MAXIMUM LOT COVERAGE - By BUILDINGS	22.4% → 26.3%
- MAXIMUM LOT COVERAGE - TOTAL	35.2% → 39%
- MINIMUM FRONT YARD	EXIST 10.36' PROPOSED 4.36'

Description of the Zoning Relief requested and the future use of the property:

Applicant wishes to make two renovations. One to add a porch out the front yard. The existing porch is an additional approx 8' x 20, or 160 SF. Second to extend the front porch on which existing living room out to an additional porch of 6' x 22, or 132 SF. Minus the existing 50 SF for a net total of 82 SF.


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.

Charles E. Weber 7/25/10
Signature of Applicant Date

***Please review the formal application and review procedures on page three.**

[illegible][illegible]

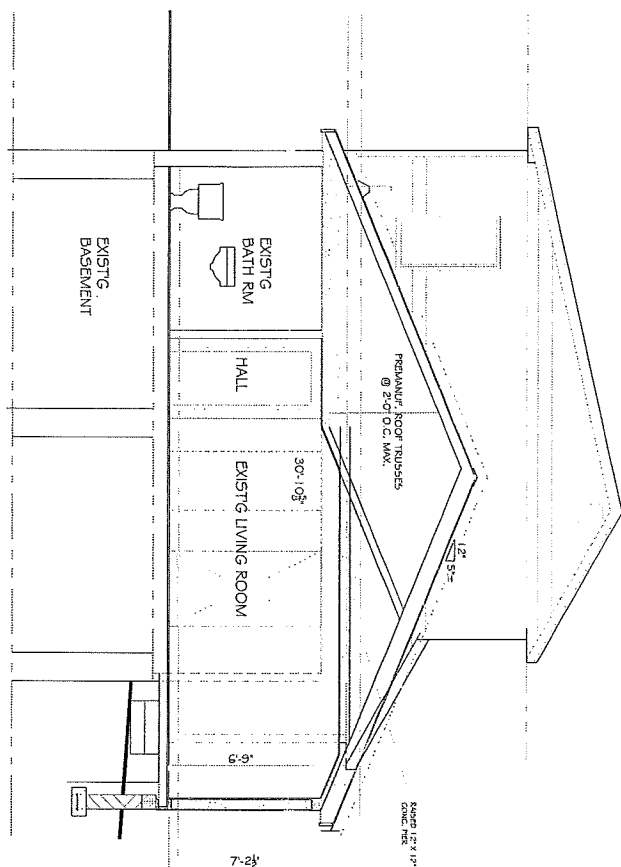
ROOF PLAN
SCALE: 1/4" = 1'-0"

<div style="text-align: center;">  </div>	<div style="text-align: center;"> PLANS </div>	<div style="text-align: center;"> 07 JULY 10 </div>	<div style="text-align: center;"> REVISIONS </div>	<div style="text-align: center;"> George A. Matuszewski <i>Registered Architect</i> <small>#8 East Third Street, Borough of West Chester, Chester County, Pennsylvania, 19382 Ph - 610-262-5700 /fx - 610-652-0179</small> </div>	<div style="text-align: center;"> Architecture & Planning Residential Site Design Office/Commercial Space Planning Historic Design </div>
		<div style="text-align: center;"> 1440 CENTER STREET, WEST GOSHIN, CHESTER COUNTY, PENNSYLVANIA </div>			

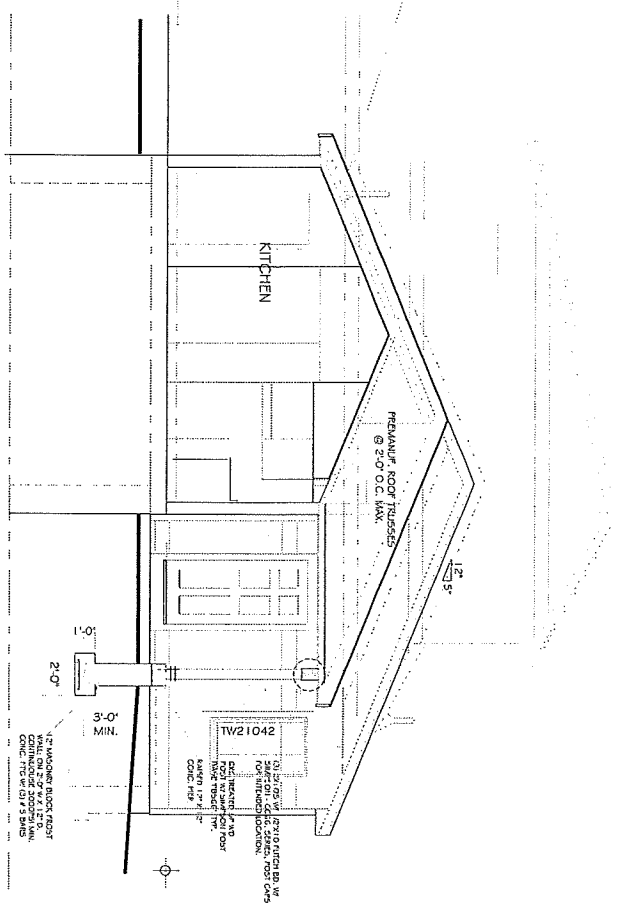
A black and white photograph of a document. The document is oriented vertically. In the upper left quadrant, there is a large, hand-drawn 'X' made of two intersecting lines. To the right of the 'X', there is a circular stamp or seal, which appears to be a postmark or an official seal, though the details are not clearly legible. The document is surrounded by a white border, and there are some faint, illegible markings and lines around the edges, possibly from the scanning process or the original document's layout.

George A. Matuszewski; *Registered Architect*
19 East Third Street, Shop #4 West Chester, Chester County, Pennsylvania, 19380 • 610-692-9789 • F: 610-692-0179

Architecture & Planning	Site Design
Residential	Space Planning
Office / Commercial	Interior Design
15. Industrial	



SECTION THROUGH LIVING RM
SCALE 3/8" = 1'-0"



SECTION THROUGH KITCHEN
SCALE 3/8" = 1'-0"

310-356-9550
FAX 610-356-5032

Herbert E. MacCombie, Jr., P.E.
CONSULTING ENGINEERS & SURVEYORS, INC.
1000 PALMERS MILL ROAD
MEDIA, PA 19063

James W. MacCombie, P.E., P.L.S.
Herbert E. MacCombie, III, Technician

2010 JUL 27 PM 3 58

I ANGELINI
3.
2page
REPLY TO:
P.O. BOX 118
BROOMALL, PA 19008-0118

July 27, 2010

Louis F. Smith, Jr., Township Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

RE: Vincent J. Angelini
Cornwallis Drive
East Goshen Township, Chester County, PA

Dear Mr. Smith:

Our clients Vincent J. and Michelle A. Angelini are the current owners of parcel 53-4-59.1 along Cornwallis Drive in the Township. They also own the adjoining parcel 53-4-58.4 which fronts Wineberry Drive. The Cornwallis Drive parcel consists of 98,690 S.F. of land and the Wineberry Lane parcel consists of 43,646 S.F. of land. Both parcels are zoned R-2 Residential which permits single family homes on 1 Acre minimum lots. The Cornwallis Drive parcel is a flag lot which appears to have been created by subdivision in February of 2000. The Wineberry parcel contains a single family dwelling. The Angelini's properties appear to provide the Township with the opportunity to connect Cornwallis Drive and Wineberry Lane. This connection would provide an alternate means of egress in an emergency situation to approximately 34 residences which currently have a single point of access to Route 352.

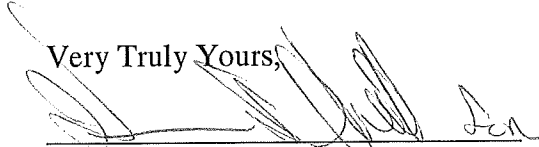
The applicants wish to offer this access as part of a subdivision to further subdivide the two parcels into three lots. It appears the access easement, shown as Scheme A, would create three flag lots by definition. In addition, proposed lots 2 and 3 would require variances for Lot Width, Setbacks and Side Yards. It is respectfully requested that the attached sketch plans be presented for comment to the East Goshen Township Planning Commission. A plan has also been prepared that illustrates how a dedicated road would affect the lot sizes. Sketch Plan - Scheme B shows a road right-of-way that would meet the minimum street standards of the Subdivision and Land Development Ordinance. It is noted that the lots 1 & 2 would be less than 1 acre in this scenario.

272

Mr. Louis F. Smith, Jr., Township Manager
East Goshen Township
July 27, 2010
Page 2

Please feel free to contact Dennis O'Neill, P.E. of our office at 610-356-9550 if you any questions or require additional information.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'James W. MacCombie', written over a horizontal line.

James W. MacCombie, P.E., P.L.S.

Copy: Vincent J. Angelini

I. Regal Arms
4.
1 pg



ARCHITECTURAL CONCEPTS, PC

www.arconcepts.com

610.518.1596 T 610.873.1587 F

The Grimmet Mansion
626 West Lincoln Highway
Exton, Pennsylvania 19341

2010 JUL 27 PM 4 13
July 27, 2010

Mr. Mark Gordon – Zoning Officer
Township of East Goshen
1580 Paoli Pike
West Chester, PA 19380

Re: 1325 West Chester Pike - Parcel #53-6-56 "Regal Arms Apartments"

Dear Mr. Gordon:

This submittal for Planning Commission Sketch Plan review and approval is made on behalf of Regal Arms, LLC – P.O. Box 126 – Devon, PA 19333

The parcel is in Zoning District "C-4" and proposes to develop into an apartment complex which is permitted as a conditional use in this zoning district.

The attached site plan proposes two apartment buildings consisting of 38 apartment units each, and totaling 76 units. The project will consist of 24 two (2) bedroom units, and 52 one (1) bedroom units which is in keeping with zoning regulations. The site contains an existing "Historic" three-story second empire residence, which we propose to preserve for use as the community building.

Pertinent Zoning information related to this site and proposed development is shown on the attached site plan. The attached elevation is intended to show proposed massing and a general design aesthetic, and should not be construed to infer a final design.

The primary (rendered) site plan indicates a more appropriate parking count of 1.5 spaces per unit; however an alternate site plan is included to show required parking of 2.5 spaces per unit as indicated in the East Goshen Township Zoning Ordinance. This comparison is included as a visual reference to show the severity of impact of the zoning regulations to site impervious coverage and encroachment on the existing "historic" structure on the site.

Thank you for your consideration of this sketch plan proposal.

Sincerely,

James L. Cherry III, AIA
Vice President

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
June 23, 2010 - 7:30PM

RECEIVED
BY: _____

JUL 26 2010

Call to Order

Vice Chairman Walter led those present in the Pledge of Allegiance to the Flag and called the meeting to order.

Present

Commissioners – Hatton, Whitig, Adler, Walter, and Pomerantz. Also present for this Joint Meeting were the members of the Agricultural Security Area Advisory Committee (ASAAC), Thomas A. Foster, Eva Foster, Peter Flynn, and Joseph Stratton.

Adoption of Agenda

The Agenda was adopted as presented (RP/RH).

Approval of Minutes

The minutes of the Planning Commission meeting of June 9, 2010, were approved as submitted. (RP/RH) Unanimously approved.

Dick Pomerantz reported on an incident in Portland, Oregon, exemplifying his concern about the safety of school students during the proposed construction at Penn Wood and Westtown-Thornbury as expressed at the June 9th meeting during the discussion of the school projects. Dave Walker suggested that this issue be raised during future discussions with the West Chester Area School District. The Planning Commission representative at the Board meeting will bring this matter to the attention of the Supervisors.

Reports.

Elaine Adler reported on the Board meeting of June 21, 2010. Chief Dumond asked residents to report incidents where someone knocks on the door asking for directions or offering services. There have been several instances where vacant homes have been entered and robbed. The Board approved an easement for Aqua of Pennsylvania to extend its waterlines through Oakbourne Park, construction agreements, storm water agreements, and escrow for the office building project in Jefferson Center, and awarded the 2010 Road bid. The Township will also have several open space areas surveyed.

Announcements

Elaine Adler asked that speakers be reminded to come forward and use the microphones when speaking.

Non-agenda Public Comment.

None at this time.

Agriculture Security Area (ASA) Seven Year Review.

At the request of Vice Chair Walker, Mr. Foster explained the purpose, function, and history of the Agricultural Security Area to the PC. At this point, the ASAAC and the Planning Commission, having reviewed the proposed list of properties to be included in the Area, are supposed to make a recommendation to the Board of Supervisors. In response to PC questions, Mr. Foster also explained the advantages of belonging to an ASA, and the effect on the eminent domain procedure.

Motion (BW/RH), the Planning Commission will send a letter to the Board of Supervisors recommending that the Board adopt the 2010 Agricultural Security Area as listed. Unanimously approved.

Public Comment

Joseph Stratton, East Street Road, thanked the Township for its continued support of agriculture.

Russ Hatton expressed his appreciation to Eva Foster for her work with the Oakbourne Mansion Commission.

Adjournment (RH/EA) - 7:51pm.

Elaine L. Adler
Planning Commission Secretary