EAST GOSHEN TOWNSHIP PLANNING COMMISSION Workshop Agenda Wednesday, February 2, 2011 7:00 PM

A. Call to Order / Pledge of Allegian

- 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
- Approval of Minutes E.
 - 1. January 5, 2011
 - 2. January 19, 2011
- Acknowledge Receipt of New Applications
- G. Subdivision Plans
- Land Development Plans H.
- Conditional Uses, Variances & Special Exceptions
 - 1. Del Vacchio Holdings, 922 N. Chester Rd. (McGinty's Nursery) (SE)
- Ordinance Amendments
 - 1. Multiple Use Building / Parking Ordinance
 - 2. Wireless Communications Ord.
- Old Business K.
- **New Business** L.
- M. Any Other Matter
- N.

Meeting Dates of Imp	portance	
February 3, 2011	Park & Recreation	7:00 pm
February 8, 2011	Board of Supervisors	7:00 pm
February 9, 2011	Conservancy Board	7:00 pm
February 10, 2011	Zoning Hearing Board	7:30 pm
•	Ivey (cont.) / Del Vacchio Holdings	
February 10, 2011	Historical Commission	7:00 pm
February 15, 2011	Board of Supervisors	7:00 pm
February 21, 2011	President's Day – Office Closed	
February 22, 2011	Board of Supervisors	7:00 pm
February 24, 2011	Zoning Hearing Board	7:30 pm
	Liberty Towers (cont.)	
February 28, 2011	Deer Committee	7:00 pm
Correspondence		

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Ρ. Goals

Q. Adjournment

Bold Items indicates new information to review for that application.

REMINDER – Newsletter Article Submission Due Date:

Article Due Date

Delivery Date

February 9, 2011

April 1, 2011

Planning Commission Application Tracking Log

Drop Dead date	2/25/11
Hearing Date	2/10/11 2
BOS NLT Action Date	2/2/11
PC NLT Action Date	2/2/11
Extension	
Date to Abutting Prop. / ABC's	12/30/10
Date to CCPC	n/a
Date to Yerkes/Consultant	n/a
Start Date	12/27/10
Date Filed	12/27/10
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Application (CU,LD,O, SD,V, SE, CA)	ZHB / SE
Application Name	Del Vacchio Holdings, 922 N. Chester Rd. (McGinty's)

Bold = New Application or PC action required

F:\Data\Shared Data\ABC'S\Planning Commission\PC Tracking Log\2011\PC Tracking Log for 02022011.xls

1/28/2011

Draft REV 1 EAST GOSHEN TOWNSHIP PLANNING COMMISSION MEETING **January 5, 2011**

The East Goshen Township Planning Commission held their regularly scheduled meeting on January 5, 2011 at the East Goshen Township building. Members present were: Chairman George Martynick, Susan Carty, Peter Mylonas, Dan Daley, Jim McRee, Megann Hedgecock and Al Zuccarello. Also present were Township Zoning Officer Mark Gordon, Don McConathy (Supervisor), and Chris Reardon (Historical Commission)...

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WORKSHOP SESSION - 7:00pm

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A. The minutes of December 1, 2010 were reviewed. A motion will be passed in the formal session.

B. The various agenda items were reviewed.

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FORMAL SESSION

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A. Pledge of Allegiance & Announcements

19 George called the meeting to order at 7:30 pm and led those in attendance in the Pledge of Allegiance. There 20 was a moment of silence to remember our armed forces.

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

George announced that there would be no workshop this month unless required.

George asked those in attendance if there were any non-agenda items to be discussed.

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B. Approval of Minutes

Megann made a motion to approve the minutes of December 1, 2010 as corrected. Dan seconded the motion. The motion passed unanimously.

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C. Acknowledge Receipt of New Applications

1. George acknowledged receipt of an application from Del Vacchio Holdings, 922 N. Chester Rd. (McGinty's Nursery).

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D. Subdivision/Land Development Plans - None

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E. Conditional Use and Variances

- 36 1. Del Vacchio Holdings, 922 N. Chester Rd. (McGinty's Nursery) (SE) The applicant was represented by 37 Brian Nagle, Attorney and Mr. Vincent Del Vacchio. Del Vacchio Holdings is a local landscape business with 38 similar use as the previous owner of the property. On the property is one residence, greenhouses, accessory 39 buildings, garages and sheds. This is a Special Exception application because McGinty's Nursery is a legal 40 non-conforming use. The applicant proposes to continue that use with some alterations. Mr. Nagle explained 41 that the definition of alteration is any significant changes. The proposed changes are: 42
 - a. Removal of some existing buildings
 - b. Replace with a 5,000 SF building
 - c. Pave some unpaved areas
 - d. Restore the rear of the property into a meadow
 - e. Remove the current residence
 - f. Build a new residence at the rear of the property
 - g. Pave a driveway to access the new residence.

01/05/2011

PC MINUTES Page 1 of 4 Mr. Nagle explained that the construction of the new residence is in Phase 2 which would be 2-3 years from now. The existing housing would be used by employees. They are requesting approval now for the building so that only a building permit will be needed in the future.

Mr. Del Vacchio presented satellite photos of the property. He has been in business for 10 years and does anticipate large growth. He is renting space in Edgemont and will move the entire business to East Gosher Currently there are 10 parking spaces for the retail business, but he will get into the retail business slowly he is not currently running a retail operation. In Phase 1, pavement, sales building, residence and 2 shade structures will remain. Everything else will be removed. A "barn" will be erected to store equipment. He extend the landscape buffering along the property line. Vehicles that are used in the business are 6 trucks trailers. He may add 1 more dump truck. They will only do preventive maintenance on the equipment at site. There are no CDL trucks. In the summer season there are 9 - 10 employees, only three employees in winter. Their hours will be 7:00 am to 5:30 pm. There will be bins behind the barn for mulch. He only us types of mulch and only small amounts. Most would be used for the off-site landscape business. The barn be about 5,000 sq. ft. with offices and shop in the front and storage in the rear. There will be no basement floor. The office operation will consist of himself, 1 assistant, 1 manager and 1 designer. There is some cu outdoor lighting. He will not over use lights or go off the property with lighting. There will be no change size of the sign. The property has public sewer and 2 wells for water. One well is near the house, the other the rear of the property. The well at the rear of the property may need a cover/shed so the pipes won't free Jim pointed out that he will need 10 parking spaces for employees, since that is his largest shift. Mr. Del Vacchio feels the employees will be able to park in the spaces for the business vehicles. Jim is concerned a the noise from dumping stone. Mr. Del Vacchio explained that most of the time stone will be delivered to

Also, Jim pointed out that the driveway to the new residence is shown going through the retail parking. Mr. De Vacchio would prefer to keep the drive to the house separate from the commercial area. Peter doesn't want 2 curb cuts, however, PennDOT would be involved in this. Mr. Nagle said a condition could be added to clarify that the driveway would have to comply with PennDOT, Township Engineer and Township requirements. Sue asked if there would be an impact to the historic property next to this property. Mr. Nagle didn't feel there would be any impact because of the long standing use. Mark didn't feel they would have to do a study because it is a legal use and the proposed barn is a typical historic type building.

Dan voiced concern about the backup alarms on vehicles scooping materials from bins into the trucks and on trucks making deliveries. Also, could he rent the existing house? Mark said yes.

Dan also asked if they plow snow. Mr. Del Vacchio said they do plow in the winter. They do not use bulk salt Two people plow and take the trucks home at night. Mr. Nagle verified that McGinty did have plow vehicles and snow plowing is considered part of a landscape business.

Peter pointed out that in Mark's 12/21/2010 email to Mr. Nagle, Mark mentions 4,988 sq. ft. **plus** square footage for the garage. On the Phase 1 plan, the total proposed building coverage is shown as 9,259 sq. ft. which looks like the applicant is expanding the use. Peter feels there is a discrepancy between the proposed sq. ft. and what the Township has approved in the past. After a quick review of the numbers, Mark agreed there are some math errors. Mr. Nagle suggested that the Commission include a condition. However, Peter is concerned that there were expansions in the past that weren't legal. He wants to have the numbers clarified. Mr. Nagle said the 4,988 sq. ft. is the number of sq. ft. of approved buildings that will be replaced by the proposed barn. Mark said that the variances approved in 1994 are the starting point.

Public Comment:

- 1. Don McConathy, Township Supervisor He wants the Commission to be sure of the facts. He has concerns about the number of vehicles, trucks and employee cars and retail customers. He is concerned about the noise and additional lighting.
- 2. Tom McCafferty, 918 N. Chester Road He lives adjacent to the property and there is no buffer between th properties, so he would like to have that as a requirement. McGinty's did not have plow trucks. They had pickups with plows. He is concerned about the extra driveway, and the smell of the mulch. He would like to have times stipulated for deliveries. There were buildings in the back that weren't apparent. He would like to 01/05/2011

PC MINUTES Page 2 of 4

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see what the barn will look like. He is concerned about the growth of the business and whether Mr. Del Vacchio will actually build a residence in the future.

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PC MINUTES Page 3 of 4
ning Commission members decided to hold a workshop on Wednesday, January 19, 2011 to discuss er further.
nted out that they may have to testify at the Zoning Hearing Board.
ested that residents write down what they remember about the use of the property.
McCafferty, 918 N. Chester Road – He thought that part of the variance for McGinty was that the dot live on the property. He watched McGinty add to the business but the residents had reached a ere they were going to protest if it went any further.
ted the residents to follow this application through the entire process and attend meetings, especially the Supervisors and the Zoning Hearing Board, which is the final decision.
Coup, 916 N. Chester Rd. – The residents aren't saying that Mr. Del Vacchio isn't a good person but this is a big change from what it used to be. There wasn't as much traffic as they fear there will be use.
gle spoke to the Planning Commission. The lighting is for security only. The plow trucks will be ucks. He has no problem with conditions to stipulate delivery times or the height of the building.
Igle spoke to the residents about the applicant whom he has represented for 10 years and reviewed the property and ordinance requirements. He pointed out that the property will be sold and may be sold one who wants to do more than his applicant.
Del Vacchio, 1520 N. Ridley Creek Road, Media, Pa He is the father of the applicant. He came to look at the property. This has been a dream of his son's to find a place to run his business and have He understands what the concerns of the residents are but assured them that he doesn't want to make it ge commercial business.
Moore, 930 N. Chester Road – She commented that McGinty was very nice but there were cars parked he property. She feels this will be an improvement.
rosso, 941 Cornwallis Drive – His property is behind McGinty's and has had problems with runoff property. He is concerned about how it will look. He is also concerned about noise from the fans in shouse, working on the equipment (air tools), chemicals, tires, etc.
Coup, 916 N. Chester Road – He lives in the historic property and is concerned about the difference the non-conforming use of McGinty's and that of the applicant.
Moore, 930 N. Chester Road – He asked how many days a week they work. Mr. Del Vacchio said 5.
Wahn, 936 Cornwallis Drive – He is concerned that sometime in the future Mr. Del Vacchio may an adjacent property to expand the business. Mr. Wahn commented about the problems residents are willistown Township with Main Line Gardens. Deliveries are made very early in the morning and he smell of mulch, lots of dust and noise of trucks. McGinty was a mom and pop business. If there are there it was a lot. He lived and worked there and promised not to impact the neighbors.

1	F.	Old Business
2		1. The Annual ABC planning meeting will be held this Saturday, January 8 th at 8:00 am.
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4	G.	Any Other Matter
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6	H.	Adjournment
7		Motion to adjourn the meeting was made by Sue and seconded by George. The meeting adjourned at 9:40 p.m.
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0		Respectfully submitted,
1		Ruth Kiefer, Recording Secretary
2	C:\L	Documents and Settings\Owner\My Documents\My Word\Planning Commission\PC 2011\PC 01052011 draft rev1.doc

Draft EAST GOSHEN TOWNSHIP PLANNING COMMISSION WORKSHOP MEETING January 19, 2011

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The East Goshen Township Planning Commission held a workshop meeting on January 19, 2011 at the East Goshen Township building. Members present were: Chairman George Martynick, Susan Carty, Peter Mylonas, Dan Daley, Jim McRee, Megann Hedgecock and Al Zuccarello. Also present were Township Zoning Officer Mark Gordon, and Don McConathy (Township Supervisor).

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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. There was a moment of silence to remember our armed forces.

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

George asked those in attendance if there were any non-agenda items to be discussed.

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B. Approval of Minutes - None

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C. Acknowledge Receipt of New Applications - None

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D. Subdivision/Land Development Plans - None

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E. Conditional Use and Variances

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1. Del Vacchio Holdings, 922 N. Chester Rd. (McGinty's Nursery) (SE) The applicant was represented by Brian Nagle, Attorney and Mr. Vincent Del Vacchio. Mr. Nagle reported that the original proposal for a 5,000 sq. ft. building has been modified to 3,560 sq. ft. He said that Mark Gordon has researched the history and has a spreadsheet showing that the numbers match.

Peter asked Mark for an overview of what has transpired since the last meeting.

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Mark provided copies of the spreadsheet showing the structures and their size that were approved in 1983 and 1994. The total square footage in 1994 was 6,272 which included a new sales building, a garage, 3 greenhouses and a work shed. The total proposed square footage is 5,296, which includes the sales building and new

proposed barn style building. The garage, greenhouses and work shed will be removed. Mark reported that the township solicitor has reviewed the proposed plan and compared it to the current non-conforming legal use and concurs that the use is the same. The intensification of the use is a normal evolution of changes over time in this

type of business.

Mr. Nagle referred to some PA Supreme Court case decisions that stated the proposed use must only be similar to the existing use. Some examples were: a take out pizza shop became a restaurant seating 40 people; a day camp and swim club became an amusement park.

Megann asked about the driveway to the proposed residence. Mr. Nagle said the business drive will be the same as the existing drive. Any other drive to the residence would have to conform to township and PennDOT rules.

Parking for retail customers will remain the same. Currently employee and business vehicles were parked on a hard pack area. The proposal is to pave this area at the rear of the sales building.

Jim asked if they considered the amount of space needed for large delivery trucks to turn around. Mr. Del

43 44 Vacchio confirmed that this was taken into consideration.

Sue commented that alterations could lead to changes in impact but could also be an improvement. Will the

paving be considered impervious? Mr. Nagle stated that pervious paving is very expensive and requires lots of maintenance so it would not work in this case. The square footage of the paved area is less in the proposal than

47 48 the current use which will improve storm runoff. Also, the property is being studied for contaminants. If

anything is found, it will have to be addressed before the final sale of the property. Mark said the township will 49

01/19/2011

Page 1 of 4 PC MINUTES

be notified too. Also, the applicant will need a grading permit to clear the property and prepare for paving, so Mark will be visiting the site.

Peter asked what would happen if in the future they want to subdivide. Mark will check with the solicitor. Noise, odors and dust were discussed. Mr. Del Vacchio said the location he currently rents is hard packed dirt and stone. Paving at this new location could be cleaned and water could be used to control dust. He commented that adding a condition for time of deliveries was already discussed. Mark will be involved in measuring noise levels if needed.

Al is concerned about the noise of snow plows leaving during the night. Mr. Nagle said the employees take the trucks home with them when snow is expected during the night.

Mr. Del Vacchio said he would agree to a condition excluding storage of manure.

Parking - Peter asked if there could be a condition limiting the number of employee and business vehicles. Mark feels this would limit growth which can't be done. Mr. Nagle said the proposal is designed to accommodate the business now and in the future. Dan is concerned that employees may park in the retail parking now which may cause problems in the future. Mark suggested a condition to require signage for "retail parking only".

Jim is concerned about salt spillage and possible stormwater contamination because the residents have wells. Mr. Del Vacchio is currently using bagged salt but would use covered bins with proper drainage. He isn't sure if salt is considered a contaminant. Jim is concerned about the impact over 20+ years to wells of residents who trusted the township to consider this possibility.

George stated that the Commission understands the rights of the applicant and thanks him for his cooperation, but the Commission wants to be cautious and have things in place to control any future owners. Jim agreed that the applicant has been cooperative. He pointed out that in 1983 the township worked the best they could with what they had and he wants to be sure this application request will be okay for the next 20+ years.

Public Comment:

- 1. Don McConathy, Township Supervisor He asked Mark if there was a building permit in 1970 for 2 greenhouses. Mark said no. He asked if the conditions made in 1994 will still apply. Mark stated that the solicitor advised that they would apply but don't have to be specifically listed. He asked about lighting. Mr. Nagle said there is proposed lighting only on the building. There is no plan for separate pole lighting. Don viewed their website and the list of projects they offer. He asked about construction materials. Mr. Del Vacchio said most construction materials are delivered to the construction site.
- 2. Mark Wahn, 936 Cornwallis Drive He had the opportunity to speak to Mr. Del Vacchio and his father. He is concerned about noise and odors and that sometime in the future Mr. Del Vacchio may purchase an adjacent property to expand the business. He commented about the problems residents are having in Willistown Township with Main Line Gardens. He suggested that this be considered a home business. In the section under "home occupations" in the ordinance there are rules for noise etc.

 Mark responded that the Special Exception is for this property only. If he purchased an additional property to
- Mark responded that the Special Exception is for this property only. If he purchased an additional property to expand the business, he feels the township would oppose it. Mr. Nagle commented that the owner would have to get a variance and demonstrate a hardship which would be difficult to do. Mr. Wahn doesn't want to give the impression he is opposed. He likes the plan and only wanted to voice some concerns.
- 3. Marita Malloy Hutchinson, Attorney, 1197 Wilmington Pike, West Chester She was Mrs. McGinty's attorney. Mrs. McGinty had ideas for her property. She lived there for 41 years and had 9 children. They worked the property and had plans to pass it on to someone who would continue this business. Before she died, she had several proposals for the property but they had plans to expand and/or divide the property. She reviewed Mr. Del Vacchio's plan and was pleased with this opportunity to carryon the business.
- 4. Kay Coup, 916 N. Chester Road She asked if Mr. Del Vacchio plans to live there. He responded yes.

There was no further public comment.

01/19/2011

PC MINUTES Page 2 of 4

1		Megann thanked Mark for all the work he has done on this application.
2 3	F.	Old Business - None
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5	G.	Any Other Matter
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7	H.	Adjournment
8 9		Motion to adjourn the meeting was made by Peter and seconded by Megann. The meeting adjourned at 9:00 p.m
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1		Respectfully submitted,
2		Ruth Kiefer, Recording Secretary
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01/19/2011

PC MINUTES

Page 3 of 4

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: 1/28/2011

To: Planning Commission

From: Mark Gordon, Zoning Officer

Re: Del Vacchio Holdings / 922 N. Chester Rd. / McGinty's Nursery

Dear Commissioners,

I have worked with the applicant in drafting these conditions for your consideration

DRAFT MOTION:

Mr. Chairman, I move that we recommend that the Board of Supervisors support the Special Exception application of Del Vacchio Holdings who is seeking an alteration to the existing legal nonconforming use with the following conditions:

- 1. The buildings identified on the plan and during the testimony as buildings to be removed shall be removed prior to the issuance of a use and occupancy certificate for the new barn style building.
- 2. The new barn style building (having maximum footprint 4000 sq. ft.) may be erected as a replacement for the existing permitted buildings that are part of the legal non-conformity as shown on the plans that were submitted by the applicant. The applicant shall post a bond to insure that the existing permitted buildings are removed.
- 3. The proposed barn style building shall have a wooden exterior and be similar in appearance to the existing sales building.
- 4. The rear of the property (the area of the property west of the bins) shall be returned to a grass and/or wild flower meadow condition as shown on the plans. The existing trees shall remain to the maximum extent practical. Should Township regulations require, a grading plan shall be submitted to the Township and a permit issued prior to any earth disturbance in the rear of the property.
- 5. The applicant may build the Phase II single family dwelling provided that the existing residential structure is removed prior to the issuance of a use and occupancy permit for the Phase II dwelling. The applicant shall post a bond to insure that the existing residential dwelling is removed.

F:\Data\Shared Data\Property Management\53-4\53-4-54 (922 N. Chester Rd.)\ZHB SE Hearing 2011\PC Draft Motion 01282011.doc

- 6. All stormwater controls required by the Township Ordinances for the Phase II single family dwelling shall be installed in conjunction with the Phase II dwelling.
- 7. The Phase I landscaping be installed prior to the issuance of a Use and Occupancy Certificate for the new Barn Building. The Phase II landscape screening shall be installed prior to the Issuance of a building permit for the new single family home. Applicant agrees to maintain all landscaping in perpetuity.
- 8. Retail sales of mulch and the delivery of mulch and other landscape materials to the property shall be limited to the hours between 9 AM and 5 PM Monday through Saturday.
- 9. The loading and unloading of landscape materials and equipment onto trucks or trailers shall not occur before 7am and not after 10 pm.
- 10. Upon the completion of Phases I and II, as shown on the plans, no additional expansion of buildings shall be permitted unless approved by the Township Zoning Hearing Board.
- 11. Lighting shall be limited to safety and security lighting subject to the approval of the Township Zoning Officer or Township Engineer.
- 12. All vehicle maintenance shall be conducted inside of the new barn building.
- 13. The storage bins having a total square footage of 1,400 sq ft shall be constructed as depicted on the plan.
- 14. A maximum of one material storage bin (not to exceed 250 sq ft) may be covered with a roof and that area shall be included in the building coverage area.
- 15. As depicted on the plan all business vehicles and employee parking shall be located to the rear of the existing single family home in a area not to exceed 10,250 square feet.
- 16. Business vehicles having a gross vehicle weight in excess of 33,000 pounds shall not be permitted to be parked or stored on the property.
- 17. The applicant agrees not to store or display any hardscaping materials (i.e. brick pavers, stone, etc.) in front of the existing sales building.
- 18. The rubber tire or track loader used for retail sales shall be equipped with a bucket having a maximum size of one cubic yard.
- 19. The applicant will follow all applicable Federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plan or use of the existing buildings on the property.
- 20. The owner shall be permitted to maintain two fuel tanks on the property with a maximum capacity of 300 gallons each; one for diesel and one for gasoline. The tanks shall be located as shown on the plan. The purpose of such tanks shall be to fuel

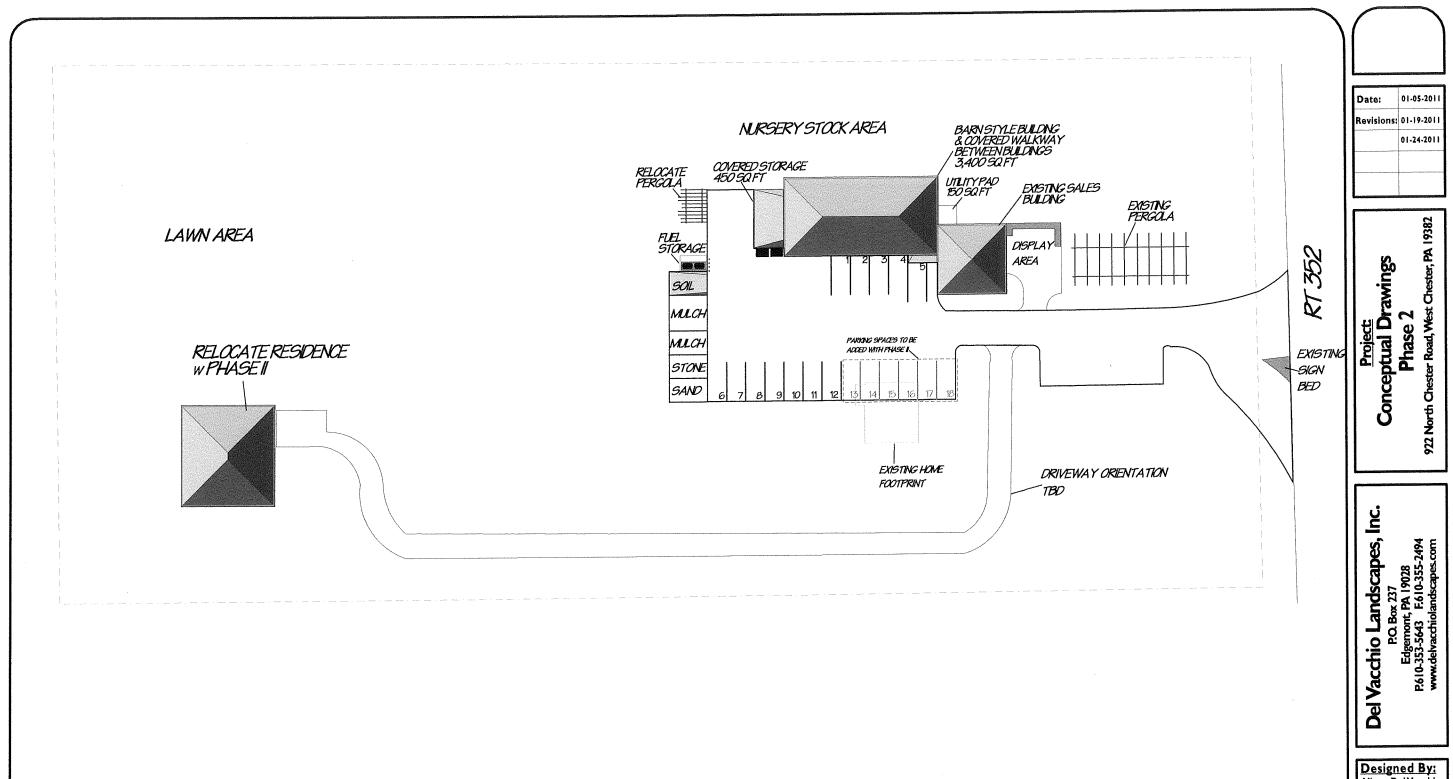
- business vehicles and equipment only. Fuel delivery tot eh property shall occur only between the hours of 9 a.m. and 5 p.m. Monday through Saturday.
- 21. Employee parking shall be permitted in parking area depicted on the plans to the rear of the sales building.
- 22. The customer parking in front of the existing single family home shall not be increased in size and shall be signed for customer parking only.
- 23. Prior to the issuance of the permit for the new barn building the applicant shall demonstrate that the proposed total impervious area on the property is less than the total impervious area shown on the existing conditions plan.
- 24. The conditions outlined in the previous Zoning Hearing Board decisions for this property still apply.
- 25. The existing shade structures as shown on the plans, may remain, provided that they are only covered with a porous fabric. These structures shall not be considered buildings for the purpose of calculating building coverage.

		1983 Variance (Legal Nonconforming)	1994 Special Exception (Legal Nonconforming)	Proposed Phase I, 2011 Special Exception	Proposed Phase II, 2011 SE(~ 2014)
Structures	Dimensions	Area (s.f.)	Area (s.f.)	Area (s.f.)	Area (s.f.)
Conforming Structures					
Existing Residential Dwelling	~24X36 + porches	890	890	890	0
New Home (Proposed for ~ 2014-15, Phase II)	~ 60X50	0	0	0	3000
TOTALS (s.f.)		890	890	890	3000

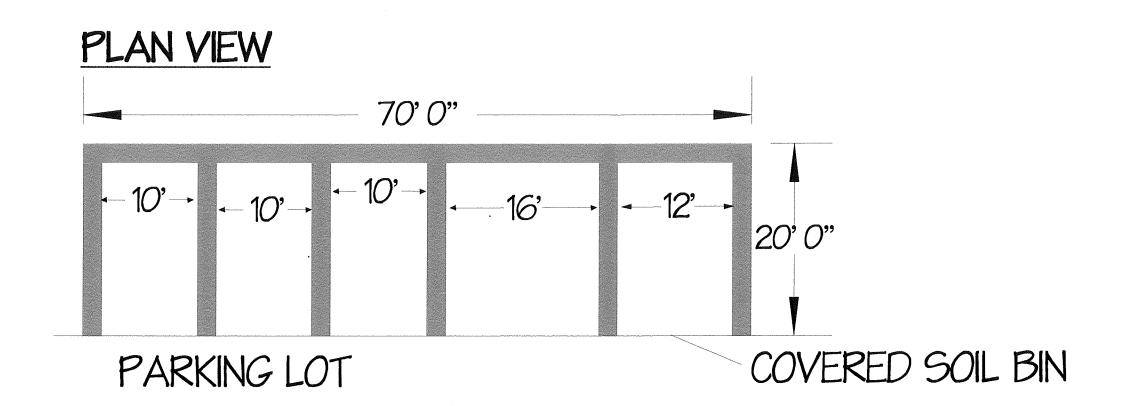
Structures associated with the legal					
nonconforming use					
Accessory Building (Original Sales Building)	14X24	336	1		
Sales Building (1994)	36X36	1	1,296	1,296	1,296
Garage	24X36	864	864	ř	
Greenhouse	10x12	120	120	T	1
Greenhouse	14X76	1,064	1,064	1	1
Greenhouse	28X96	2,688	2,688		
Work shed	12X20	240	240	1	1
Proposed Barn Style Building (2011, Phase I), incl		1		4,000	4,000
Covered topsoil bin				250	250
TOTALS (s.f.)		5312	6272	5546	5546

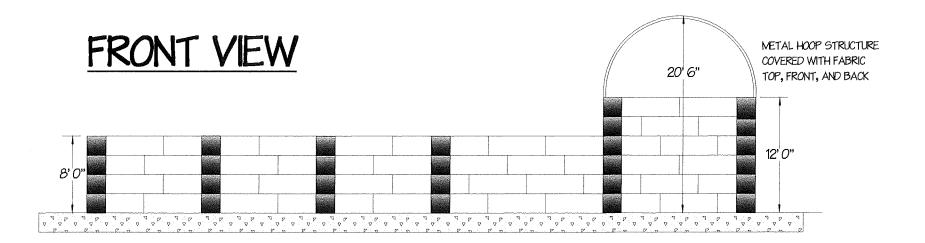
Impervious Cover	Existing	Phase I	Phase II	
Pergolas	2,073	2,073	2,073	
Sales Building	864	864	864	
Greenhouses	19,106	-		
Garage	864		1	
Work shed	240	1		
Driving/Parking Areas (paved & hardpack)	12,680	16,000	17,200	
Display Area (front of sales building)	727	1,096	1,096	
Material Storage (including soil bin)	1,500	1,400	1,400	
Proposed Barn Style Building (2011, Phase I)		4,000	4,000	
Residence - Home	068	068	3,000	
Residence - Driveway	1		6,200	
TOTALS (s.f.)	38,944	26,323	35,833	-3,111
% of Impervious Cover	22.35%	15.11%	20.57%	

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Designed By: Vince Del Vacchio Scale: I" = 50'





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Date:	01-25-2011
Revisions:	

Project Storage Bin Detail

C. Box 237

Del Vacchio Landso P.O. Box 237 Edgemont, PA 190 P610-353-5643 E610-

Designed By:
Vince Del Vacchio
Scale: I" = 10'

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: 1/27/2011

To: Planning Commission

From: Mark Gordon, Township Zoning Officer

Re: Ordinance Amendments (Wireless / Parking)

Dear Commissioners:

At our Workshop on 1/19 I provided all of you with a copy of the revised Multiple Use Building / Parking Ordinance and I have enclosed the new wireless Communication Ordinance for your review, please bring that document with you to discuss at the February meeting.

As you all know the Multiple Use / Parking ordinance amendment has evolved over the last year and I believe this is the final amendment. A draft motion is included which recommends that the BOS approve this amendment.

The Staff has been working on a revision to the Wireless Communication Ordinance with the Solicitor and Don McConathy and I have enclosed the proposed Zoning Ordinance amendment for your review and comment. Because of the sizable formatting and structure changes to the ordinance t is provide in a clean format so you will need to refer to the existing code to see the current version. The main thinking here was to split the ordinance into the two main categories, Towers and antennas mounted on existing structures. I have provided a draft motion to recommend that the Board of Supervisors approve the Zoning Ordinance amendment for Wireless Communications Facilities for your use and consideration.

Draft Motion: Multiple Use / Parking

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the proposed amendment to the Zoning Ordinance which will establish a definition for Multiple Use buildings and effectively improve the parking requirements for Multiple use buildings.

Draft Motion: Wireless Communication Facilities

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the proposed amendment to the Zoning Ordinance amending the Wireless Communications ordinance.

Section 240-31.

(h) Wireless communications facilities.

- [1] <u>Purpose</u>. The purpose of this subsection and the standards established herein are to govern the use, construction and siting of wireless communications facilities in recognition of the nature of wireless communications systems and the Federal Telecommunications Act of 1996, as amended from time to time. These regulations are intended to:
- [a] Accommodate the need for wireless communications facilities while regulating their location and number so as to ensure the provision for necessary services.
- [b] Minimize the adverse visual effects and the number of such facilities through proper design, siting, screening, material, color and finish, and by requiring that competing providers of wireless communications services collocate their commercial communications antennae and related facilities on existing towers if possible.
- [c] Ensure the structural integrity of commercial communications antenna support structures through compliance with applicable industry standards and regulations, including the Township's Building Code.
 - [d] Promote the health, safety and welfare of the Township's residents.
- [2] <u>Standards for commercial communications antenna erected on a commercial communications support structure.</u> All applicants seeking to construct, erect, relocate or alter a commercial communications support structure shall comply with the following regulations. A written narrative that addresses how the applicant will meet each of the regulations listed below shall be submitted with the conditional use application.

[a] Location and height.

[i] Permissible Locations. Wireless communications facilities must be located on property within the following zoning districts where permitted as a conditional use and only in such location within that district and at a minimum height necessary to satisfy their function in the applicant's wireless communications system. The zoning districts in which wireless communications facilities are permitted by conditional use are the BP and I-1 Districts, and on any property owned by East Goshen Township, regardless of the zoning district. [Discussion item]

[ii] Maximum heights. No commercial communications antenna support structure serving a single provider shall be taller than 120 feet, measured from undisturbed ground level, unless the applicant proves that another provider of wireless communications services has agreed to collocate commercial communications antenna(e) on the applicant's commercial communications antenna support structure. In such case, the commercial communications antenna support structure shall not exceed 150 feet. No applicant shall have the right under these regulations to erect a tower to the maximum height specified, unless it proves the necessity for such height. The applicant shall demonstrate that the proposed height of the commercial communications antenna support structure and the commercial communications antennae intended to be attached thereto is the minimum height required to provide satisfactory service for wireless communications.

[b] Conditional Use Application.

- [i] Site plan. A site plan shall be submitted with the conditional use application which shows all existing and proposed structures and improvements, including but not limited to the communications antenna(e), commercial commercial communications antenna support structure, building, fencing, landscaping, parking, ingress and egress. In addition, the site plan shall show each of the contiguous properties, identified by tax parcel number and owner, depicting all buildings and structures located on such properties and their principal and/or accessory uses. The plan shall comply with the requirements for a final plan as set forth in Chapter 205, Subdivision and Land Development.
- [ii] <u>Miscellaneous Information and Reports.</u> The conditional use application shall be accompanied by the following:
 - [a] A propagation study demonstrating that there is a substantial gap in coverage for the provider;
 - [b] A description of the type and manufacturer of the proposed transmission/radio equipment;
 - [c] A study demonstrating compliance with the noise standards in Section 240-24 of this chapter. In instances where there are multiple carriers or multiple equipment boxes proposed to be built on one site, the

- applicant must demonstrate that the cumulative noise from all carriers' equipment shall comply with the noise standards in this chapter;
- [d] The name, address and contact information for the primary and secondary contact person responsible for the facility operation and maintenance;
- [e] A report which addresses the potential impacts associated with constructing the facility and possible mitigation measures if negative impacts are expected to occur on surrounding properties;
- [f] A report from a registered professional engineer that confirms that the radiofrequency emissions from the proposed facility will comply with the Federal Communications Commission standards;
- [g] A certificate of insurance issued to the owner/operators, evidencing that there is or will be adequate current liability insurance in effect insuring against liability for personal injuries and death and property damage caused by the land site and the proposed facilities;
- [h] A copy of the lease or other written agreement with the property owner confirming that Applicant has standing to file the application and maintain the proposed facility on the subject property.
- [iii] <u>Licensing and applicable regulations.</u> If the applicant is a commercial wireless communications company, it must demonstrate that it is licensed by the Federal Communications Commission (FCC) and submit with the conditional use application copies of all FCC permits and licenses. All such information shall be accompanied by a certification signed by an officer of the applicant providing that, after due inquiry, the information being supplied is true and correct to the best of their knowledge, information and belief.
- [iv] <u>Section 106.</u> The applicant shall provide proof to the Township that it has complied with Section 106 of the National Historic Preservation Act, 16 U.S.C. § 470f, as amended, and has reviewed the effects of the proposed wireless communications facilities on local historic resources

- that are included in or eligible for inclusion in the National Register of Historic Properties.
- [v] Maintenance. During the conditional use hearing, the applicant shall describe anticipated maintenance needs, including frequency of service, personnel needs, equipment needs and the traffic safety and noise impacts of such maintenance. If approved, the applicant shall be responsible for maintaining the commercial facility in the manner described in the hearing or as required by the Board as part of the conditional use approval.
- Collocation. Prior to the Board's approval of a conditional [vi] use authorizing the construction and installation of a commercial communications antenna support structure (tower) it shall be incumbent upon the applicant to prove to the reasonable satisfaction of the Board that the applicant cannot adequately extend or infill its communications system by the use of equipment such as repeaters, antenna(e) and other similar equipment installed on existing structures, such as utility poles, existing commercial communications support structures, and other available tall structures. The applicant shall demonstrate that it has contacted the owners of structures of suitable location and height within a one-mile radius of the site proposed, has asked for permission to install the commercial communications antenna(e) on those structures and has been denied such permission. The Board of Supervisors may deny an application to construct a new commercial communications antenna support structure if the applicant has not made a good faith effort to mount the commercial communications antenna(e) on an existing structure as set forth in this subsection.
- [c] <u>Building Permit Required.</u> Upon approval of the conditional use application, the applicant shall apply for and obtain a building permit prior to the erection of the commercial communications support structure.
 - [i] <u>Soil report.</u> A soil report complying with the standards of Geotechnical Investigations, ANSI/EIA-222-E, as amended, shall be submitted to the Township Engineer to document and verify the design specifications of the foundation for the commercial communications antenna support structure, and anchors for the guy wires, if used.

- Certification by engineer. Prior to the Township's issuance of [ii] a permit authorizing construction and erection of a commercial communications antenna support structure, a structural engineer registered in Pennsylvania shall issue to the Township a written certification of its ability to meet the structural standards offered by either the Electronic Industries Association or the Telecommunication Industry Association, and certify the proper construction of the erection of the commercial foundation and the communications antenna support structure.
- [d] Wireless communications equipment building or pad. Either one single-story wireless communications equipment building not exceeding 500 square feet in area, or a concrete pad not exceeding 500 square feet in area that houses the equipment necessary for the proper functioning of the tower and commercial communications antenna(s) may be located on the property where the tower is located. This pad must be setback a minimum of ten feet from any property line and the combined height of the pad and any structures erected on such pad may not exceed eight feet. Each unrelated company sharing commercial communications antenna(e) space on the tower may have its own building or pad provided that the total area of all **buildings or** pads on the site shall not exceed 500 square feet, unless otherwise approved by the Board.
- [e] Other facilities. With the exception of the wireless communications equipment building or pad housing the equipment necessary for the proper functioning of the tower and commercial communications antenna(s), all other uses ancillary to commercial communications antenna(s) and commercial communications antenna support structures, including but not limited to a business office, mobile telephone switching office, maintenance depot and vehicular storage area shall not be located on any land site, unless otherwise permitted by the applicable district regulations in which the site is located.
- [f] <u>Utilities.</u> All utilities required for the facility shall be located underground.
- [g] <u>Setbacks from tower base.</u> The minimum setback for the tower base shall comply with the minimum setbacks established for the zoning district in which the tower is located.
- [h] Antenna support structure safety. The applicant shall demonstrate that the proposed commercial communications antenna(e) and commercial communications antenna support structure are designed and constructed in accordance with all applicable building standards for such facilities and structures, including but not limited to the standards developed by the Electronics Industry Association, the Institute of Electrical and Electronics Engineer, the Telecommunications Industry Association, the American National Standards Institute, the Electrical Industry Association and the

Township's applicable Building Code. The applicant shall demonstrate that the proposed wireless communications facility is designed in such a manner so that no part of the facility will attract/deflect lightning onto adjacent properties.

- [i] <u>Fencing.</u> A security fence having a minimum height of six (6) feet shall be required around the antenna support structure and other equipment.
- [j] <u>Landscaping.</u> Unless prohibited by federal or state laws, the following landscaping shall be required to screen as much of a newly constructed commercial communications antenna support structure as possible. The Board of Supervisors may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if, in the discretion of the Board of Supervisors, they achieve the same degree of screening as the required landscaping.
 - [i] An evergreen screen shall be required to surround the commercial communications antenna support structure. The screen can be either a hedge planted three feet on center maximum or a row of evergreen trees planted 10 feet on center maximum. The evergreen screen shall be a minimum planted height of six feet at planting and shall be capable of growing to a minimum of 15 feet at maturity.
 - [ii] Existing vegetation on and around the land site shall be preserved to the greatest extent possible.
 - [iii] The landscaping shall be maintained by the applicant for as long as the facility is in operation.
- [k] <u>Design.</u> In order to reduce the number of commercial communications antenna support structures in the Township in the future, the proposed commercial communications antenna support structure shall be designed to accommodate other potential communication users, including but not limited to commercial wireless communication companies, local police, fire and ambulance companies.

[I] Proof of annual inspection.

[i] Annually, the owner of a commercial communications antenna support structure shall submit to the Township proof of the annual inspection of the commercial communications antenna support structure and commercial communications antenna(e) by an independent professional engineer as required by the ANSI/EIA/TIA-222-E Code. Based upon the results of such inspection, the Board of Supervisors may

require removal or repair of the wireless communications facility.

- [ii] In the event that the annual inspection referred to above is not performed in a timely manner or if the owner of the wireless communications facility fails to make the necessary repairs or to remove the facility when directed by the Board the owner shall be subject to civil enforcement proceedings in accordance with § 240-54.
- [m] Required parking. If the wireless communication facility is fully automated, a minimum of two spaces shall be provided unless the applicant demonstrates to the satisfaction of the Board of Supervisors that adequate parking is available. If the wireless communication facility is not fully automated, the number of required parking spaces shall equal the number of employees present at the wireless communication facility during the largest shift.
- [n] <u>Visual appearance.</u> Commercial communications antenna support structures shall be painted silver, or another color approved by the Board, or shall have a galvanized finish. All wireless communications equipment buildings and other accessory facilities shall be aesthetically and architecturally compatible with the surrounding environment and shall maximize the use of a like facade to blend with the existing surroundings and neighboring buildings to the greatest extent possible.
- [o] <u>Signs.</u> No sign or other structure shall be mounted on the wireless communications facility, except as may be required by the FCC, FAA or other governmental agency.
- [p] <u>Lighting.</u> Commercial communications antenna support structures shall meet all Federal Aviation Administration (FAA) regulations. No commercial communications antenna support structure may be artificially lighted except when required by the FAA or other governmental authority. When lighting is required by the FAA or other governmental authority, it shall be limited to the minimum lumens and number of lights so required and it shall be oriented inward so as not to project onto surrounding properties. The applicant shall promptly report any outage or malfunction of FAA mandated lighting to the appropriate governmental authorities and to the Township Secretary.
- [q] Abandonment. If use of the wireless communications facility is abandoned, or if the wireless communications facility is not in use for a period of six months or longer, the owner shall demolish and/or remove the wireless communications facility from the land site within six months of such abandonment and/or nonuse. All costs of demolition and/or removal shall be borne by the owner of the wireless communications facility. In the event that the demolition and/or removal referred to above is not performed in a timely manner, the owner shall be subject to civil enforcement proceedings in accordance with § 240-54C.

- [r] <u>Interference</u>. In the event that the wireless communications facility causes interference with the radio or television reception of any Township resident for a period of three continuous days, the resident shall notify the applicant of such interference and the applicant, at the applicant's sole expense, shall thereafter ensure that any interference problems are promptly corrected. In the event that the interference is not corrected in a timely manner, the applicant shall be subject to the civil enforcement proceedings in accordance with § 240-54C.
- [s] <u>Annual report.</u> In January of each year, the owner of any wireless communications facility shall pay the registration fee as established from time to time by resolution of the Board of Supervisors and shall provide the Township with the following information.
 - [i] The names and addresses of the owner of the wireless communications facility and any organizations utilizing the wireless communications facility and telephone numbers of the appropriate contact person in case of emergency.
 - [ii] The name and address of the property owner on which the wireless communications facility is located.
 - [iii] The location of the wireless communications facility by geographic coordinates, indicating the latitude and longitude.
 - [iv] Output frequency of the transmitter.
 - [v] The type of modulation, digital format and class of service.
 - [vi] Commercial communications antenna(e) gain.
 - [vii] The effective radiated power of the commercial communications antenna(e).
 - [viii] The number of transmitters, channels and commercial communications antenna(e).
 - [ix] A copy of the owner's or operator's FCC authorization.
 - [x] Commercial communications antenna(e) height.
 - [xi] Power input to the commercial communications antenna(e).
 - [xii] Distance to nearest base station.

- [xiii] A certification signed by an officer of the applicant that the wireless communications facility is continuing to comply with this chapter and all applicable governmental regulations, including but not limited to output and emission limits established by the FCC.
- [xiv] A certificate of insurance issued to the owner/operators, evidencing that there is adequate current liability insurance in effect insuring against liability for personal injuries and death and property damage caused by the land site and the wireless communications facilities.
- [xv] Changes occurring with respect to any of the information required above shall be reported to the Township, in writing, within 10 days of the effective date of such changes. The failure to supply the annual report by the close of January shall result in the issuance of an enforcement notice in accordance with § 240-54.
- [3] <u>Standards for commercial communications antenna erected on an existing structure.</u> All applicants seeking to construct, erect, relocate or alter a commercial communications antenna on an existing structure shall comply with the following regulations. A written narrative that addresses how the applicant will meet each of the regulations listed below shall be submitted with the conditional use application.

[a] Location and height.

- [i] The commercial communications antenna must be located on an existing structure. For purposes of this Subsection, in order to constitute an existing structure, the structure must be one that was constructed and/or erected prior to April 7, 1998.
- [ii] Steeple exception to existing structure requirement. The applicant may, upon conditional use approval being granted by the Board of Supervisors, install a commercial communications antenna in any zoning district, in accordance with the provision of this section provided the commercial communications antenna shall be located entirely within a steeple located on a place of worship and no portion of the antenna shall be visible from the outside.
- [iii] <u>Limitations on Height.</u> In no event shall mounted commercial communications antenna(e) extend more than 25 feet above the height of the existing structure. The applicant shall demonstrate that the proposed height of the

commercial communications antenna is the minimum height required to provide satisfactory service for wireless communications.

[b] Conditional Use.

- Site plan. A site plan shall be submitted with the conditional [i] use application which shows all existing and proposed structures and improvements, including but not limited to the commercial communications antenna(e), the which the commercial communications structure to antenna(e) will be attached, building, fencing, landscaping, parking, ingress and egress. In addition, the site plan shall show each of the contiguous properties, identified by tax parcel number and owner, depicting all buildings and structures located on such properties and their principal and/or accessory uses. The plan shall comply with the requirements for a final plan as set forth in Chapter 205. Subdivision and Land Development.
- [ii] <u>Miscellaneous Information and Reports.</u> The conditional use application shall be accompanied by the following:
 - [a] A propagation study demonstrating that there is a substantial gap in coverage for the provider;
 - [b] A description of the type and manufacturer of the proposed transmission/radio equipment;
 - [c] A study demonstrating compliance with the noise standards in Section 240-24 of this chapter. In instances where there are multiple carriers or multiple equipment boxes proposed to be built on one site, the applicant must demonstrate that the cumulative noise from all carriers' equipment shall comply with the noise standards in this chapter;
 - [d] The name, address and contact information for the primary and secondary contact person responsible for the facility operation and maintenance;
 - [e] A report from a registered professional engineer that confirms that the radiofrequency emissions from the proposed facility will comply with the Federal Communications Commission standards.

- [f] A certificate of insurance issued to the owner/operators, evidencing that there is or will be adequate current liability insurance in effect insuring against liability for personal injuries and death and property damage caused by the land site and the proposed wireless communications facilities;
- [g] A copy of the lease or other written agreement with the property owner confirming that Applicant has standing to file the application and maintain the proposed facility on the subject property.
- [iii] Licensing and applicable regulations. If the applicant is a commercial wireless communications company, it must demonstrate that it is licensed bv the Communications Commission (FCC) and submit with the conditional use application copies of all FCC permits and licenses. All such information shall be accompanied by a certification signed by an officer of the applicant providing that, after due inquiry, the information being supplied is true and correct to the best of their knowledge, information and belief.
- [iv] <u>Section 106.</u> The applicant shall provide proof to the Township that it has complied with Section 106 of the National Historic Preservation Act, 16 U.S.C. § 470f, as amended, and has reviewed the effects of the proposed wireless communications facilities on local historic resources that are included in or eligible for inclusion in the National Register of Historic Properties.
- [v] <u>Maintenance.</u> During the conditional use hearing, the applicant shall describe anticipated maintenance needs, including frequency of service, personnel needs, equipment needs and the traffic safety and noise impacts of such maintenance. If approved, the applicant shall be responsible for maintaining the commercial communications antenna(e) in the manner described in the hearing or as required by the Board as part of the conditional use approval.
- [c] <u>Building Permit Required.</u> Upon approval of the conditional use application the applicant shall apply for and obtain a building permit prior to the erection of the commercial communications antenna on an existing structure. Prior to the Township's issuance of a permit authorizing construction and erection of a commercial communications antenna, a structural engineer registered in Pennsylvania shall issue to

the Township a written certification that confirms that the existing structure can support the load of the proposed antenna and all cables associated therewith.

[d] Wireless communications equipment. A concrete pad not exceeding 10 feet by 20 feet in area that contains up to three metal boxes housing the equipment necessary for the proper functioning of the antenna may be located on the property where the commercial communications antenna will be located. This pad must be setback a minimum of ten feet from any property line and the combined height of the pad and boxes may not exceed eight feet. Each unrelated company having an antenna on the existing structure may have its own concrete pad provided that the total area of all pads for all carriers located on the structure shall not exceed 500 square feet, unless otherwise approved by the Board.

If the commercial communications antenna is installed on an existing utility pole, the Board may authorize the installation of one or more cabinets on the utility pole upon which the antenna(s) is located. The cabinets shall be located at the maximum height allowed by the owner of the utility pole, however, in no case shall the bottom of any cabinet be less than eight feet above ground level. The Board shall approve the color, size and orientation of the cabinet(s) on the pole.

- [e] Other facilities. With the exception of the wireless communications equipment pad housing the equipment necessary to the proper functioning of the commercial communications antenna(s), all other uses ancillary to commercial communications antenna(s), including but not limited to a business office, mobile telephone switching office, maintenance depot and vehicular storage area shall not be located on any land site, unless otherwise permitted by the applicable district regulations in which the site is located.
- [f] <u>Utilities.</u> All utilities required for the antenna <u>and associated</u> <u>ground equipment</u> shall be located underground.
- [g] Required parking. If the wireless communication antenna is fully automated, a minimum of two spaces shall be provided unless the applicant demonstrates to the satisfaction of the Board of Supervisors that adequate parking is available. If the wireless communication antenna is not fully automated, the number of required parking spaces shall equal the number of employees present at the wireless communication antenna during the largest shift.
- Safety of Antenna. The applicant shall demonstrate that the [h] proposed commercial communications antenna(e) are designed and constructed in accordance with all applicable building standards for such facilities and structures, including but not limited to the standards developed by the Electronics Industry Association. the Institute of Electrical and Electronics Engineer, Telecommunications Industry Association, the American National Standards Institute. the Electrical Industry Association and the Township's applicable Building Code. The applicant shall demonstrate that the proposed wireless communications facility is

designed in such a manner so that no part of the facility will attract/deflect lightning onto adjacent properties.

- [i] <u>Fencing.</u> A security fence having a minimum height of six (6) feet shall be required <u>around the equipment buildings or pads.</u>
- [j] <u>Landscaping.</u> Unless prohibited by federal or state law, the following landscaping shall be required to screen the <u>equipment building or pads.</u> The Board of Supervisors may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if, in the discretion of the Board of Supervisors, they achieve the same degree of screening as the required landscaping.
 - [i] An evergreen screen shall be required to surround the equipment building or pad. The screen can be either a hedge planted three feet on center maximum or a row of evergreen trees planted 10 feet on center maximum. The evergreen screen shall be a minimum planted height of six feet at planting and shall be capable of growing to a minimum of 15 feet at maturity.
 - [ii] Existing vegetation on and around the land site shall be preserved to the greatest extent possible.
 - [iii] The landscaping shall be maintained by the applicant for as long as the facility is in operation.

[h] Proof of annual inspection.

- [i] Annually, the owner of a commercial communications antenna shall submit to the Township proof of the annual inspection of the commercial communications antenna by an independent professional engineer as required by the ANSI/EIA/TIA-222-E Code. Based upon the results of such inspection, the Board of Supervisors may require removal or repair of the wireless communications facility.
- [ii] In the event that the annual inspection referred to above is not performed in a timely manner or if the owner of the antenna fails to make the necessary repairs or to remove the antenna when directed by the Board, the owner shall be subject to civil enforcement proceedings in accordance with § 240-54.

- [i] <u>Lighting.</u> Commercial communications antenna shall meet all Federal Aviation Administration (FAA) regulations. No commercial communications antenna may be artificially lighted except when required by the FAA or other governmental authority. When lighting is required by the FAA or other governmental authority, it shall be limited to the minimum lumens and number of lights so required and it shall be oriented inward so as not to project onto surrounding properties. The applicant shall promptly report any outage or malfunction of FAA mandated lighting to the appropriate governmental authorities and to the Township.
- [j] Abandonment. If use of the wireless communications antenna is abandoned, or if the wireless communications antenna is not in use for a period of six months or longer, the owner shall remove the wireless communications antenna from the existing structure within six months of such abandonment and/or nonuse. All costs of demolition and/or removal shall be borne by the owner of the wireless communications antenna. In the event that the demolition and/or removal referred to above is not performed in a timely manner, the owner shall be subject to civil enforcement proceedings in accordance with § 240-54C.
- [k] <u>Interference.</u> In the event that the wireless communications antenna causes interference with the radio or television reception of any Township resident for a period of three continuous days, the resident shall notify the applicant of such interference and the applicant, at the applicant's sole expense, shall thereafter ensure that any interference problems are promptly corrected. In the event that the interference is not corrected in a timely manner, the applicant shall be subject to the civil enforcement proceedings in accordance with § 240-54C.
- [l] <u>Visual appearance.</u> All wireless communications equipment buildings and other accessory facilities shall be aesthetically and architecturally compatible with the surrounding environment and shall maximize the use of a like facade to blend with the existing surroundings and neighboring buildings to the greatest extent possible.
- [m] Annual report. In January of each year, the owner of any wireless communications antenna shall pay the registration fee as established from time to time by resolution of the Board of Supervisors and shall provide the Township with the information specified in Section 240-31(h)[2][s]. Failure to supply the annual report by the close of the following January shall result in the issuance of an enforcement notice in accordance with Section 240-54.
 - [n] <u>Signs.</u> No sign or other structure shall be mounted on the wireless communications antenna, except as may be required by the FCC, FAA or other governmental agency.

Mark Gordon

From: Manbeck, Natasha [nmanbeck@chesco.org]

Sent: Tuesday, January 18, 2011 3:01 PM

To: mgordon@eastgoshen.org

Cc: East Goshen Twp - Louis F. Smith, Jr. - Manager

Subject: RE: Upcoming Planning Events and PCTI Announcement
Attachments: FINAL_CentralChesCoBikePed_Application_wAttachments.pdf



Hi Mark-

I am sorry that it has taken a little while for me to respond. Thank you very much for following up and for inquiring about the Central Chester County Bicycle and Pedestrian Plan. I believe it is a great fit and opportunity to include East Goshen in the plan. Your neighbors (West Goshen and West Whiteland) are part of the study area. So, it is a logical connection to include East Goshen. Additionally, I believe we can incorporate and address some of the goals from your Paoli Pike PCTI project application in our planning process. I have attached a copy of our PCTI application for your review. The planning process will include a study advisory committee and it would be great if you or another representative from East Goshen could be a part of the committee.

I anticipate it will take ~3 months until the appropriate paperwork is complete for us to officially initiate the planning process. Please let me know if you have questions. Otherwise, we will be in touch once we officially begin the plan.

Thank you-Natasha

From: Mark Gordon [mailto:mgordon@eastgoshen.org]

Sent: Tuesday, January 11, 2011 3:03 PM

To: Manbeck, Natasha

Cc: Al Zuccarello; Dan Daley; Don McConathy; Don McConathy; George Martynick; James McRee; James McRee; Martin

Shane; Megann Hedgecock; Peter Mylonas; Rick Smith; Sue Carty; Carmen Battavio; Senya; Thom Clapper

Subject: RE: Upcoming Planning Events and PCTI Announcement

Thanks Natasha, I'll pass this info along to our Planning Commission Members and I'm sure there will be some attendance.

Unfortunately, yesterday I was informed that our application for PCTI funding to conduct a Trail Feasibility study along Paoli Pike was not selected. I am happy to learn that the County did receive funding for a multimunicipal master plan for bicycle and pedestrian linkages for Central Chester County. These linkages are really needed and will be utilized by county residents. Any chance East Goshen could be a part of that plan? We're not in the Center of the county, however East Goshen Residents would really benefit from a well designed multimunicipal plan for bicycle and pedestrian linkages.

I'd love to be a part of the planning process if you need help.

-Mark

From: Manbeck, Natasha [mailto:nmanbeck@chesco.org]

Sent: Tuesday, January 11, 2011 2:15 PM

To: Manbeck, Natasha

Subject: Upcoming Planning Events and PCTI Announcement

Dear Chester County Planning Partners:

The following upcoming planning-related events might be of interest to you, municipal staff, and/or municipal elected officials. There is no registration fee for either event, but you must RSVP. We invite you to regularly check the Chester County Planning Commission's website for other upcoming Events, Meetings, and Training Opportunities.

Understanding Transportation Impact Studies

January 18, 2011 from 9:30am - 12:30pm

Montgomery County Community College, Science Center Auditorium, 340 DeKalb Pike, Blue Bell, PA 19422

PennDOT will present an overview of new Transportation Impact Study Guidelines and new stormwater and ADA provisions for Highway Occupancy Permits. RSVP by 1/14 to Angela Gavin with TMACC at angela@tmacc.org or (610) 993-0911.

2010 U.S. Census Data Workshop

February 1, 2011 at 2:00pm

Chester County Government Services Center, Room 171, 601 Westtown Rd., West Chester, PA 19380 Learn how to navigate the 2010 Census data for grant writing, needs assessments, demographic reports, and more. RSVP by calling (484) 444-0412.

Pennsylvania Community Transportation Initiative (PCTI) grant program

On January 6th, PennDOT announced the projects selected for the Pennsylvania Community Transportation Initiative (PCTI) grant program of \$24.7 million statewide. The following four projects in Chester County were selected to receive funding through this program:

- Borough of Phoenixville will receive \$598,000 to implement streetscape amenities on Bridge Street initiated by the borough's residents, merchants, and building owners.
- County of Chester will receive \$85,000 to complete a bicycle and pedestrian multi-municipal master plan emphasizing linkages to regional trails and access to transportation centers in central Chester County.
- Pennsbury Township will receive \$80,000 to conduct a multi-municipal study to link recreational, institutional, cultural, and commercial destinations in the Battle Path area.
- Transportation Management Association of Chester County will receive \$128,000 to plan improvements to infrastructure and multi-modal access along the Route 29 corridor in the Great Valley area.

The full list of the 41 projects selected from across is available online at: http://www.smart-transportation.com/pcti.html

Congratulations to the recipients and we look forward to working with the project sponsors! We will continue to make our planning partners aware of future potential funding opportunities.

Thank you-Natasha

Natasha G. Manbeck, AICP, EIT

Director of Transportation Services Chester County Planning Commission 601 Westtown Road, Suite 270 PO Box 2747

West Chester, PA 19380 Tel: 610-344-6285

Fax: 610-344-6515

Email: nmanbeck@chesco.org

Please visit <u>www.Landscapes2.org</u> to see Chester County's interactive plan that brings growth and preservation together.



Pennsylvania Community Transportation Initiative (PCTI) Project Application (V2010.1)



Note: The field titles that have a red double asterisk (**) are required information. Section I: Project Summary **Project Title **Project Type *Amount Requested **Total Project Cost Central Chester County Bike & Ped Circulation Plan \$100,000 \$85,000 Planning **County **Municipality Planning Partner District Multiple DVRPC MPO 06 Chester Complete a bicycle and pedestrian circulation plan for 6 municipalities in central Chester County to promote walking and **Project Summary** biking, improve safety, connect regional trails, and provide access to 3 Amtrak/SEPTA rail stations and 2 bus transportation centers Section II: Project Sponsor **Project Sponsor **Sponsor Type SAP ID Number Federal ID Number Chester County Planning Commission County 23-6003040 **Street Address "Zip Code *City *State 601 Westtown Road (Suite 270) West Chester PA 19380 *Prefix **First Name **Last Name **Job Title *Phone Number Bailey Mr. Ronald **Executive Director** 610-344-6285 **Email Address Web Site rbailey@chesco.org www.chesco.org/planning Section III: Project Overview Bicycle/Pedestrian Primary Project Intent Is this proposal identified on or consistent with an existing plan(s)? Yes Identify all appropriate sources Connection 2035 (MPO), Landscapes & Linking Landscapes (County), Municipal Comp. & Open Space Plans The study area includes six municipalities in Central Chester County: Downingtown Borough, East Bradford Township, East Caln Township, West Chester Borough, West Goshen Township, and West Whiteland Township. Over 80,000 people live within the study area. The Central Chester County region features the traditional Boroughs of Downingtown and West Chester, the suburban center of Exton, and a surrounding array of diverse communities, employment centers, parks, and protected open space. Additional major regional destinations/generators include the Exton Square Mall, Main Street at Exton, West Chester University, Chester County Courthouse, QVC Studio, and Marsh Creek State Park. Project Location Limits The region includes segments of three regional multi-use trails: the Struble Trail in Downingtown, Chester Valley Trail in Exton (opening 9/21/10), Brandywine Trail in East Bradford, and the PA Bicycle Route L. In total, there are over 21 miles of existing surfaced trails within the study area. The area is well-served by public transportation including three stations on the Amtrak Keystone Corridor/SEPTA's Paoli/Thorndale Regional Rail Line (Exton, Downingtown, Whitford), two bus transportation centers (Exton, West Chester), and seven local bus routes. See the attached study area maps and documents that show the project location and context: Regional Context Map Local Context and Missing Regional Trail Connections Map Scenes from Central Chester County Is this proposal eligible for federal funding? is this proposal on the Federal Aid Highway System? Yes N/A Walking and biking are ideal transportation modes in Central Chester County due to the density, diversity, and design of land use. However, current conditions for walking and biking are limited and unsafe with these key challenges: Statement of Problem Significant gaps in the regional network Lack of connections within the urban/suburban centers of West Chester, Downingtown, and Exton Lack of multi-modal access at rail stations, transportation centers, and along bus routes Uncoordinated planning approach The Central Chester County Bicycle and Pedestrian Plan will address safety, accessibility, and mobility issues for bicyclists and pedestrians in the heart of Chester County through a comprehensive and collaborative planning approach. Key outcomes of the project include: · A plan for a well connected regional bicycle and pedestrian network, specifically on- and off- road connections

between multi-use regional trails and key destinations

- A plan for enhancing the safety, walkability, and bikability in the centers of West Chester, Downingtown and Exton
- A plan for improved bicycle and pedestrian access for train stations, transportation centers, and along bus routes
- · A prioritized plan for implementing capital improvements, policies, and programs to support walking and biking
- Strong partnerships between the State, Chester County, six municipalities, educational institutions, non-profits, and the private sector to guide and implement the Plan
- A plan that implements key goals and objectives of Connections 2035, Landscapes2, and municipal comprehensive plans

The Chester County Planning Commission will lead an eighteen month comprehensive public planning process to develop the Central Chester County Bicycle and Pedestrian Circulation Plan following the scope of work detailed below. The schedule and budget associated with this scope is presented in Section V of the application. The Chester County Planning Commission assumes that PennDOT will notify successful applicants in December 2010 and necessary agreements will be executed by June 2011 to allow work to begin. The Chester County Planning Commission will manage the project and perform the services with in-house staff. Chester County has committed to providing a 15% local contribution towards the project through in-kind services.

1. Public Involvement and Partnerships

This task involves coordinating and working closely with municipalities, organizations, and members of the public to gather input to develop the Bicycle and Pedestrian Circulation Plan.

- Form a Plan Advisory Committee (PAC) to guide the planning process and review key draft materials with representatives from the six study area municipalities and other key organizations, such as SEPTA, Chester County, Chester County Cycling Coalition, West Chester University, and PennDOT
- Coordinate two public meetings for kick-off and presentation of the draft plan
- Coordinate four public workshops focused on regional connections and accessibility and mobility within the three growth centers (Exton, Downingtown, and West Chester)
- Share status updates and the final plan with municipalities and other partner organizations through presentations, newsletter articles, and email listserves

2. Needs, Opportunities, and Constraints: Evaluation of Existing Conditions

This task involves compiling all appropriate project data in reference to the study area. Key data sources include:

- GIS data maintained by Chester County, such as an existing trails inventory, demographic data, traffic volumes, and accident data
- Bicycle rack inventory for West Chester compiled by the Chester County Cycling Coalition
- Relevant plans, studies, and ordinances at state, regional, county, and local levels
- Field visits with the PAC to key locations, such as regional trail heads, train stations and transportation centers, and major destinations

The inventory of existing conditions will be presented in maps, tables, and text describing the existing and planned transportation system, existing and future land uses, demographic trends, and various resources. Analysis of the existing conditions will lead to an identification of needs, opportunities, and constraints for walking and biking in and around Central Chester County.

3. Goals and Objectives

With input from the PAC and public, this task includes describing and documenting the goals and objectives for the Plan with a particular focus on the following bike and pedestrian issues:

- Safety
- Access for all users
- Regional connections
- · Mobility within growth centers of West Chester, Downingtown, and Exton
- Planning policies and programs
- Promotion of walking and biking
- Education

4. Regional Connections

This task includes developing and analyzing alternative alignments to provide regional connections between three regional multi-use trails (Struble Trail, Chester Valley Trail, Brandywine Trail), the PA Bicycle L Route, and three growth centers (West Chester, Downingtown, Exton). Alternative alignments of both on-road and off-road facilities for bicyclists and pedestrians will be evaluated based on a variety of measures of effectiveness (safety, right-of-way impacts, cost, ease of implementation). Maps and visualizations of recommended alignments will be developed to show the concept design for future on-road and off-road facilities.

5. Local Connections within Growth Centers

This task includes developing specific small area plans for walking and biking in West Chester, Downingtown, and Exton. Key recommendations will include locations for potential bicycle lanes, bicycle boulevards, share the road facilities, bicycle parking, trails and priority sidewalk connections. There will be a focus on improving bicycle and pedestrian access to train stations (Exton, Whitford, and Downingtown) and transportation centers (Exton and West Chester). In West Chester, there will also be a particular focus on improving connections

Proposed Solutions or Actions

between West Chester University and the downtown business district.

6. Supportive Policies and Programs

This task involves an evaluation of municipal policies that are closely related to walking and biking, such as sidewalk and bicycle parking requirements in zoning and subdivision and land development ordinances. This task also includes working with project partners to identify potential programs to encourage biking and walking, educate users, and enforce policies. Recommended policies and programs will be prioritized and incorporated into the Implementation and Action Plan.

Implementation and Action Plan

This task includes developing a detailed implementation matrix that identifies priority levels, agency responsibilities, timelines (near, mid, long term), and cost estimates for each action. Priority actions will be based on achievement of the Plan goals and input from the PAC and community members. This task also includes identifying potential funding sources (public and private) and implementation strategies. Due to severe transportation funding limitations, there will be a focus on identifying implementation opportunities through land development approvals, highway occupancy permits, and routine maintenance.

8. Draft and Final Circulation Plan

This task involves preparing a Draft and a Final Plan report with text, maps, tables, and other graphics to document the inventory, express the goals, recommend regional connections, recommend improvements within growth centers, and specify implementation actions. An electronic version of the Draft Plan will be posted on the internet for review and comments from the PAC and members of the public. The Final Central Chester County Bicycle and Pedestrian Circulation Plan will be available in hard copy (40), CDs (40), and posted on the internet. The Final Plan will be distributed to project partners, including FHWA, PennDOT, Chester County, municipalities, PAC, and other stakeholders. Additionally, the Final Plan will be presented to the six municipalities for acceptance and consideration for adoption as part of the municipal Comprehensive Plan.

9. Project Management

This task includes preparing monthly status reports, invoices, and monitoring the progress to provide a high quality deliverable within the budget and on schedule.

Complete the following six statements. How does the proposal support...

The Central Chester County Bicycle and Pedestrian Circulation Plan exemplifies the principles of Smart Transportation by focusing on safe connections for all users of the transportation system – bicyclists, pedestrians, and transit riders as well as motorists – to provide sustainable transportation options and build supportive land uses.

While bicycle and pedestrian plans often strive for similar objectives, what makes this project unique is the Plan's approach to:

An Affordable, Cost-Effective Solution

Given the high competition for our limited transportation funding, the Plan will identify implementation strategies that are realistic, achievable, and practical for the region. In particular, implementation recommendations in the Plan will be focused on minimizing public sector investment through public-private partnerships and policies. Lower cost opportunities for implementation that will be evaluated in the Plan include land development approvals, highway occupancy permits (alternative transportation plans), and routine roadway maintenance. This approach will yield cost-effective solutions for the municipalities, PennDOT, and various other partnering agencies. In addition, bicycle and pedestrian facilities have lower capital and maintenance costs compared to other transportation investments. Promoting biking and walking for a variety of trip purposes through this Plan may reduce the need for significant capacity adding investments in the roadway network.

Supportive Urban Centers and Suburban Context for Walking and Bicycling
As the centers of regional commerce, shopping, and recreation, the Boroughs of West Chester and
Downingtown as well as suburban Exton village are key locations for improving pedestrian and bicycling
accessibility. The municipal comprehensive plans and Landscapes2, Chester County's Comprehensive Plan,
clearly articulate that these centers are targets for continued transportation investment, growth, and vitality.
Additionally, the study area features a wide array of major generators that are well-suited for walking and
bicycling including: West Chester University, Exton Square Mall, Main Street at Exton, QVC Studio, Wegmans,
36 parks and 5,100 acres of protected open spaces, and existing trail connections to Marsh Creek State Park.
Amongst these generators, the Region contains many residential communities with supportive density to
generate significant demand for bicycling and walking.

...smart transportation?

Providing Last-Mile Connections to Public Transportation: Strategic Multi-modal Opportunities
With a high degree of public transportation service, including three SEPTA/Amtrak passenger rail stations, two
transportation centers, and seven bus routes, there are many opportunities to improve the last-mile accessibility
between transit services and major community destinations. Improvements anticipated by the Plan such as
sidewalk connections and bus shelters will enhance existing public transportation options without requiring bus
route diversions, additional service, or increased operating expenses.

Connecting to the Philadelphia Region's Trail System: Leveraging Existing Investments A key inspiration for undertaking the Bicycle and Pedestrian Circulation Plan is the present success of the Struble Trail, Brandywine Trail, Chester Valley Trail, and PA Bicycle Route L, which are extremely popular for commuter and recreational purposes. Construction was recently complete on the Brandywine Trail (\$1.7 million) and Chester Valley Trail (\$5 million) using Transportation Enhancement (TE), Congestion Management & Air Quality (CMAQ), and federal stimulus (ARRA) funds matched with significant municipal and county resources. Connecting these trails into a seamless multi-use network would link the Central Chester County region into the Philadelphia Region's trail system, including the 23-mile Schuylkill River Trail, 20-mile Perkiomen Trail, and planned East Coast Greenway, and leverage the substantial investment in this regional trail network. Additionally, the planned bicycle and pedestrian network will link together the Study Area's 36 parks and 5,100 acres of protected open space – more than 17% of the region – that have been protected through coordinated state, county, municipal and land trust efforts. Consistent with Regional, County, and Municipal Plans The project is consistent with Connections (DVRPC's Long Range Plan), Landscapes2 (Chester County's Comprehensive Plan), and all Municipal Comprehensive and Open Space Plans. The above plans identify the municipalities included as Growing Suburbs, Developed Communities, as well as Urban/Town Centers, Suburban Center & Suburban Landscapes, and Regional Revitalizing areas. All plans include key policies for development and redevelopment within and around the boroughs and region. These plans also encourage the development of walkable communities, enhanced connections for bicyclists and pedestrians, and appropriate streetscape design. ..a stronger land use? Strengthening Centers and Corridors through Improved Transportation Choices The Circulation Plan is designed to use multi-modal transportation improvements to focus growth and redevelopment in identified urban/suburban centers of West Chester, Downingtown, and Exton. Moreover, the Plan seeks to focus improved bicycling and walking opportunities parallel to the major transportation facilities of the Study Area: PA 100, US 322, Business US 30/Amtrak/SEPTA. The PA 100 and US 30 Corridors are designated multi-modal corridors within Chester County's Comprehensive Plan, Landscapes2. It is the objective of the Plan to improve these transportation corridors for all transportation modes in order to continue supportive land use growth and economic development along these designated growth areas. A primary goal of the Circulation Plan is to reduce the vehicular dependency of the region, and instead provide safe and efficient walking, bicycling, and transit alternatives for this growing area. The region has experienced significant population growth – 16,000 additional residents since 1990 – and expects to continue growing, with 12,000 additional residents projected over the next 20 years. Yet, there are no programmed improvements for increasing capacity on the major roadways (US 30, US 202, PA 100) within the study area. The region strongly supports enhancing walking, bicycling, and transit modes to establish a variety of sustainable transportation options. ..more transportation choices? US Census data (2000) demonstrates that the region already has a significant number of commuters that regularly walk and bike to work. Over 1,800 commuters or 11% of commuters in the study area reported walking or biking to work, which makes these non-motorized modes the second-most utilized transportation mode behind driving alone. In comparison, only 3% of all Chester County commuters reported walking or biking to work, so the study area has a large concentration of bicyclist and pedestrian commuters. Additionally, rail boardings at the Downingtown, Whitford, and Exton train stations have increased 34% over the last 10 years to 1,479 in 2009. However, parking at the train stations are at or near capacity and providing access by alternative modes is critical to promoting continued rail ridership. A primary goal of the Circulation Plan is to ensure safety for bicyclists and pedestrians and promote these alternative modes for a variety of trip purposes. The Central Chester County region has a significant number of households without access to vehicles that will benefit from the Circulation Plan's emphasis on improving transit, walking, and bicycling opportunities. Over 1,500 households in the study area (or 6%) reported not having access to a vehicle in 2000. In particular, West ..social equity? Chester Borough (13%) and Downingtown Borough (9%) reported significantly higher rates of vehicleunavailability than the Chester County average of 5%. Circulation planning in West Chester and Downingtown will specifically target and identify improvements for transit-dependent riders, persons with disabilities, youth, and the elderly. The six municipalities of the Central Chester County region are keenly aware that an optimized transportation system is a critical for economic competitiveness. The Bicycle and Pedestrian Plan will significantly enhance the region's economic competitiveness by: 1) improving access to employment opportunities 2) promoting economic growth opportunities for urban centers 3) establishing regional recreational assets Improve Access to Employment Opportunities The economic development portion of Chester County's Comprehensive Plan (Landscapes2) calls to: "promote improvements to roadways and bridges, public transit, and non-motorized forms of transportation to increase the accessibility of jobs to workers" (ED 3.5). The Bicycle and Pedestrian Circulation Plan will actualize this policy by identifying critical links between existing transit services and key destinations. .economic competiveness?

Promoting Economic Opportunities for Growth Centers

The Circulation Plan will identify functional opportunities for bicycling and walking within and around West Chester, Downingtown, and Exton. Improving non-motorized transportation options and linking to public transportation services is a key ingredient for promoting future economic growth within these centers.

Establishing a Regional Recreation Asset

The three existing trails in the Region (Chester Valley, Struble, and Brandywine) are successful and well-utilized community assets. Linking these three trails into a cohesive bicycle and pedestrian network will significantly enhance the regional attractiveness of this network, linking Marsh Creek State Park, Downingtown, West Chester, Exton, and the planned regional park, Exton Park. The Bicycle and Pedestrian Circulation Plan will outline a pragmatic and realistic implementation strategy for creating a first-class network for walking and biking.

The residents and businesses in the Central Chester County region have voiced a strong desire and support for a) expanded transportation alternatives; b) opportunities to reduce greenhouse gases; and c) further options for active recreation. The Bicycle and Pedestrian Circulation Plan will strategically advance each of these community values:

Expanding Transportation Alternatives

In a 2007 county-wide survey of Chester County, more than 8,000 respondents were asked "what would you like to see more of in Chester County?" The top four responses were: 1) Farmland retention and open space preservation; 2) Downtown revitalization; 3) Cooperative planning between local governments; 4) Opportunities for walking and biking to places. The Bicycle and Pedestrian Circulation Plan will significantly advance each of these desired community values.

In follow-up focus groups to the survey, participants identified a "frustration with having to drive" as a primary dissatisfaction with the region's present land use and transportation system. A key objective of the plan is to mitigate the region's reliance on automobile transportation by providing safe bicycle, pedestrian, and transit alternatives.

The Chester County Cycling Coalition recently initiated a volunteer based effort to identify strategies to make the Borough of West Chester more "bike friendly." The initiative kicked-off with a coordinated bike ride from the Mayor of West Chester's home to Borough Hall in observance of Bike to Work Day in May 2010. Through volunteer efforts, the Cycling Coalition completed an inventory of bike parking within the Borough and met with representatives of West Chester University to discuss bike parking on campus. The Cycling Coalition's anticipated next step includes conducting a survey of cyclists and residents. The data collected by the Cycling Coalition will be incorporated into the planning process for the Central Chester County Bicycle and Pedestrian Plan. Additionally, a member of the Cycling Coalition will serve on the Plan Advisory Committee and help ensure that plan addresses needs identified by the Cycling Coalition.

Pursuing Sustainable Transportation Choices

The Central Chester County region has been actively engaged in pursuing sustainable energy-reduction strategies, including reducing transportation sector output. West Chester Borough (www.wcbluer.org/); West Chester University (http://tinyurl.com/wcucc); and Chester County (http://tinyurl.com/chesco-ghgrtf) have each prepared or are drafting greenhouse reduction or climate action plans. Representatives from West Chester Borough Leaders United for Emissions Reduction (BLUER) and West Chester University will be members of the Plan Advisory Committee to promote integration of transportation and sustainability planning. (See attached letter of support from West Chester University.)

Providing Opportunities for Active Recreation

The planned bicycle and pedestrian network will provide dramatically improved accessibility to the region's 36 parks and 5,100 acres of protected space. These improvements will significantly boost programming opportunities for many agencies working to encourage active recreation and fitness. The study is supported by Activate Chester County, a collaboration among hospitals, health and recreation organizations, school districts, municipalities, and YMCAs across Chester County that are working to encourage children, adults and families to adopt healthy lifestyles.

List any pending or potential public or private development activities that are known at this time and how they will impact this proposal.

There are no pending or potential development activities that will negatively impact the completion of the Central Chester County Bicycle and Pedestrian Circulation Plan. Municipal representatives from the six municipalities within the study area will serve on the Plan Advisory Committee and information about planned developments will be incorporated into the plan. In particular, opportunities to implement and coordinate bicycle and pedestrian connections through the land development process will be identified. For example, River Station in Downingtown and East Caln is a planned mixed-use development and the developer has expressed interest in providing a multi-use trail connection. The Bicycle and Pedestrian Circulation Plan will help to identify similar opportunities.

Describe how any planned or scheduled projects (Federal, State, Local, Private) may impact this proposal.

There are no planned or scheduled transportation improvement projects that will negatively impact the completion of the Central Chester County Bicycle and Pedestrian Circulation Plan. There are several transportation improvement projects programmed on the TIP that demonstrate the need for continued and well coordinated planning for bicycle and pedestrian connections within the study area.

Chester Valley Trail: Chester Valley Trail – Phase 1 (MPMS 14663) between Valley Creek Boulevard in Exton and PA 29 in Great Valley will

...community values?

be officially opened for public use on 9/21/10. Chester Valley Trail – Phase 2 (MPMS 14675) between PA 29 in Great Valley and Warner Rd, in King of Prussia is programmed on DVRPC's TIP for \$14.8 million and final design is underway. Chester County anticipates beginning construction of Phase 2 in Spring 2011. Chester County anticipates that the recent completion of Phase 1 and scheduled completion of Phase 2 will increase interest and demand for trail usage within the Central Chester County study area. The proposed Bicycle and Pedestrian Plan is closely coordinated with the construction of the trail and will identify an alternative for extending the Chester Valley Trail westward from Exton to Downingtown and identify a connection to the trail from West Chester.

- US 322/Brandywine Creek Ave. Bridge over Brandywine Creek (MPMS 69647): PennDOT is designing the bridge replacement to include a bicycle/pedestrian facility on at least one side of the bridge, which will provide a key connection for the Brandywine Trail.
- Boot Rd. Extension Bridge (MPMS 83710): Downingtown Borough and the developer of River Station are designing a new bridge to connect the proposed development with the Downingtown Train Station. The bridge will include bicycle and pedestrian facilities, which could provide a key connection for the PA Bicycle L Route and Brandywine Trail.

Section IV: Project Support

Describe any potential impact on environmental features, or public controversy on environmental grounds.

None.

Describe any needed or acquired temporary or permanent easements of Right-of-Way.

None.

Name			Organization			Role	
	Steve Sullins		Borough of Do	wningtown		Plan Advisory Committee	
	Michael Lynch		East Bradford Township			Plan Advisory Committee	
	Barbara Kelly		East Caln Township			Plan Advisory Committee	
	Ernie McNeely	I	Borough of We	st Chester		Plan Advisory Committee Plan Advisory Committee Plan Advisory Committee Plan Advisory Committee	
	Casey LaLonde	\	West Goshen	Township			
	Michael Cotter		West Whiteland	d Township			
	Mark Mixner		West Chester (University			
	Ellen Zadoff Karen Babiak Katie Walker Alane Bulter Diane Herrin Byron Comati		Chester County Cycling Coalition			Plan Advisory Committee	
			Activate Chester County (YMCA)			Plan Advisory Committee	
			Chamber of Commerce of Greater West C			Plan Advisory Committee	
			Downingtown Area Chamber of Commerce			Plan Advisory Committee	
			West Chester E	BLUER		Plan Advisory Committee	
			SEPTA			Plan Advisory Committee	
		Section	V: Plan Pro	oosal (Only) Info	rmation		
Add	Milestone	Start Da	te End Date	Funding Secure	d	Funding Source	Amt. Requested
	Public Involvement and Partnersh Needs, Opportunities, Constraints O6/01/2 Goals and Objectives Regional Connections 11/01/2 Local Connections within Growth 01/03/2 Supportive Policies and Programs 11/01/2 Implementation and Action Plan 04/02/2		11 12/03/201	2 \$2,25	0 Chester	County (in kind service	es) \$12,75
			11 10/03/201	1 \$1,50	0 Chester	County (in kind service	es) \$8,50
			11 12/01/201	1 \$60	0 Chester	County (in kind service	es) \$3,40
			11 02/01/201	2 \$2,40	0 Chester	County (in kind service	es) \$13,60
			12 04/02/201	2 \$2,40	0 Chester	County (in kind service	s) \$13,60
			011 05/01/2012 \$1,500 Chester C		County (in kind services)		
			012 07/31/2012 \$1,800 Chester		r County (in kind services)		
	Draft and Final Circulation Plan	08/01/20	012 12/03/2012 \$2,250 Che		0 Chester	Chester County (in kind services)	
	Project Management	06/01/20	11 12/03/201	2 \$30	\$300 Chester County (in kind services)		es) \$1,70
Plan To	tals			\$15,00	0		\$85,00
Select c	urrent plan status.	Finalized	plan seeking fu	inding.			
1.30		Sectio	n VII: Additio	nal Funding Ide	ntilled		
	Funding Sources		Amou	t Phase Year		ear Status	

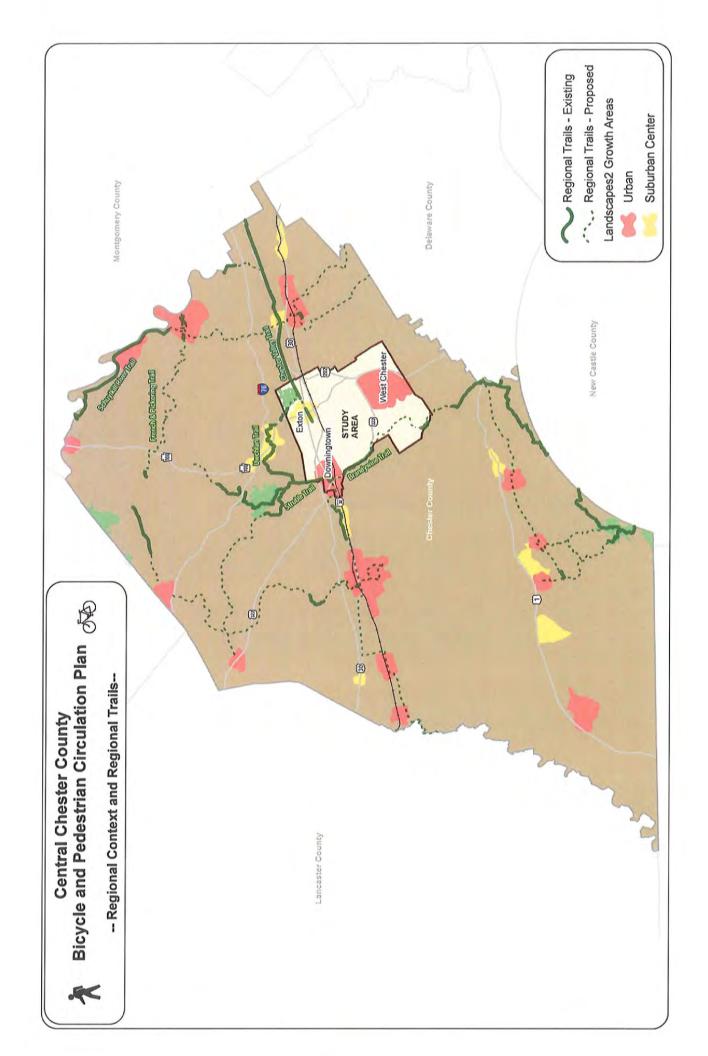
Dept. of Community & Economic Development (DCED)	\$0	
Dept. of Conservation & Natural Resources (DCNR)	\$0	1
Dept. of Health (DOH)	\$0	
Dept. of Education (DOE)	\$0	
Dept. of Environmental Protection (DEP)	\$0	Requested
Local Funds	\$15,000 Planning	Secured
Other Funds	\$0	
Total Other Applied/Secured Funds	\$15,000	
Section	VIII: Terms and Conditions	
By checking the boxes below, as project sponsor, I and my a	ssociates, understand and accept that	
✓ **This is a reimbursement program, not a grant program	, and that no money will be provided u	p front.
✓ **We will comply with all Federal Aid Highway requireme	ents. Failure to comply with any and all	of these requirements may result in the
disapproval or termination of a previously approved proj dispersed on the project to date.	ect; and, if the project is already under	rway, we will be obligated to refund all funding
✓ **We are responsible for advancing the project, not Penr	nDOT. However, PennDOT is available	e to assist with these processes.
**All of the individuals and entities listed on the application	on are aware that they are being includ	ded in the project listed on the application and
agree to their assigned roles, as required.		
**We agree to enter into an agreement prepared by Pen	nDOT that, among other things, sets for	orth the terms and conditions governing the
performance of the project, disbursement of funding, and completed project improvements.	d our financial obligations as sponsor	and provides for maintenance of the
**We certify that the affirmations contained in this Application	ation are true and correct to the best o	of Applicant's knowledge, information and
belief; and that this verification is made subject to the pe	enalties of 18 Pa. C.S. § 4904, relating	to unsworn falsification to authorities.
belief, and that this vermoution is made subject to the pe		
	/30/2012. Projects Sponsors who are u	nable to meet this agreement will forfeit

All applications must be received by the PennDOT Center for Program Development and Management prior to 5 p.m. on Wednesday, September 15, 2010. If the Submit button does not display a message screen please attach this document to an email message and send to: RA-PDPennDOTPDFPCTl@state.pa.us

Submit Date

9/16/10

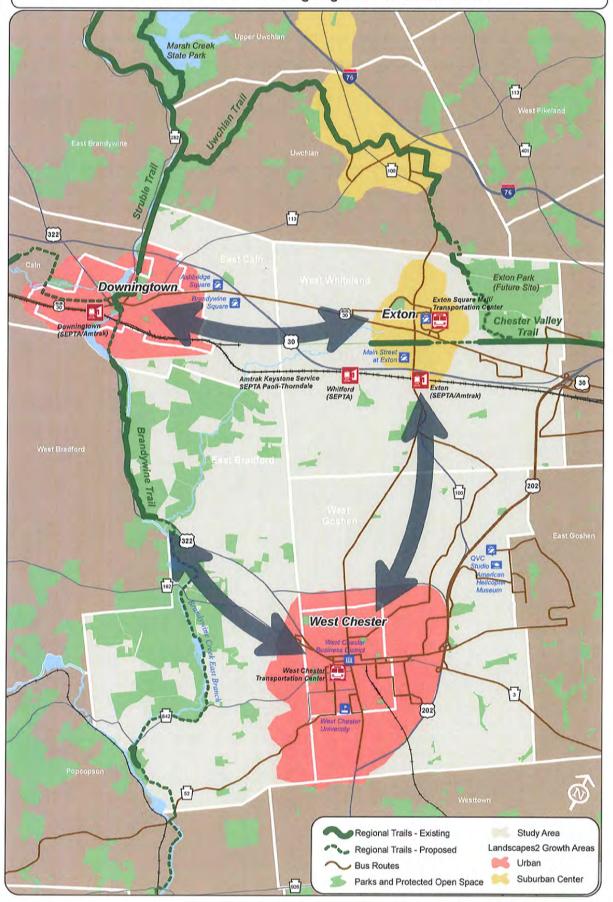
**Responsible Person Ronald Bailey





Central Chester County Bicycle and Pedestrian Circulation Plan -- Local Context with Missing Regional Trail Connections--



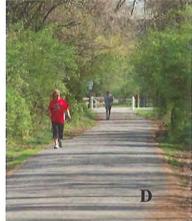


Scenes from Central Chester County



















- Legend:
 (A) Main Street at Exton
 (B) Exton Train Station
 (C) Exton Transportation Center
 (D) Struble Trail
 (E) Eastbound PA 3, West Goshen
 (F) Chester Valley Trail
 (G) East Branch Brandywine Trail
 (H) Gay Street, West Chester
 (I) West Chester Transportation
 Center



Office of the Vice President for Administration and Finance Philips Memorial Building - Room 202 West Chester University West Chester, Pennsylvania 19383

610-436-2731 fax: 610-738-0314 www.wcupa.edu

September 14, 2010

Mr. Ronald T. Bailey
Executive Director
Chester County Planning Commission
601 Westtown Road, Suite 270
P. O. Box 2747
West Chester, PA 193 80-0990

Dear Mr. Bailey:

On behalf of West Chester University of Pennsylvania, I am submitting this letter of support of Chester County Planning Commission's development of Central Chester County Bicycle and Pedestrian Plan.

The University's commitment to work towards a more environmentally-sustainable future will be enhanced with improved pedestrian and bicycling commuter opportunities. The University is particularly interested in ways to minimize the need for additional parking on and around campus, reduce traffic, which will benefit visitors who will find less congestion on the road, and to provide a more environmentally-friendly community.

To that end, we are monitoring the commuter population at the University, and are implementing various practices meant to reduce the amount of traffic and to raise the environmental consciousness of our students, faculty and staff. We believe the Central Chester County Bicycle and Pedestrian Plan augments our ongoing efforts.

If West Chester University of Pennsylvania can be of further assistance, please do not hesitate to contact me.

Sincerely,

Mark P. Mixner

Vice President for Administration & Finance West Chester University of Pennsylvania Philips Memorial Building - Room 203 West Chester, PA 19383

Mark P. Mofre

610-436-2731 (Business) 610-738-0314 (Fax)

MPM/cn

Copies: Greg Weisenstein, President



WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING Stokes Assembly Hall 1039 Wilmington Pike, Westtown Township January 5, 2011 - 7:30PM

RECEIVED BY: JAN 2 4 2011

Call to Order

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

Present

Commissioners – Hatton, Whitig, Adler, Lees, Walter, Pomerantz, and Rohrbach. Also present were Township Manager Robert Layman and Walter Pavelchek.

Adoption of Agenda

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

Election of Officers for 2011

Chair – Jim Lees – nominated by Dave Walter, second Brent Whittig, unanimously elected. Vice Chair – Dave Walter – nominated by Brent Whittig, second Jim Less, unanimously elected. Secretary – Elaine Adler – nominated by Jim Lees, second Russ Hatton, unanimously elected.

Approval of Minutes

The minutes of the Planning Commission meeting of December 8, 2010, were approved as corrected (Dave Walter was not in attendance). (BW/RH).

Reports.

Brent Whittig reported on the December 20th Board of Supervisors meeting. The Board approved the plan for Tract 2010-4 Facciolli/Schmidt Lot Line Revision, adopted ordinances for a Yield Sign on Carolyn Drive and a reduced speed limit on Stanton Avenue. The 2011 Budget was adopted and the Real Estate Tax raised to 2.5 mills. The Board also discussed requesting PennDOT approval for a 3-way stop at South Concord and Westbourne Road. Dave Walter asked if the Board explained the 25% increase in the tax rate and if any plans were made for the Oakbourne Road and S. New Street bridges. Mr. Whittig said neither were discussed.

Eric Rohrbach reported on the January 3rd meeting. At the Re-organization meeting Tom Foster was elected Chair, Charles Barber Vice Chair, and Carol DeWolf Police Commissioner. Provision for repair of the Oakbourne Road bridge is in the 2011 budget. The Liberty Square project is still not complete. The Lain sewer issue is still pending. The Supervisors authorized accepting contracts for Oakbourne Mansion events through September 2011 as plans for possible renovation are proceeding slowly.

<u>Announcements</u>

The schedule for PC members' attendance at the Board meetings was distributed. PC members are asked to please notify the office if they change the schedule.

Mr. Layman responded to questions relating to the 2011 Budget and the tax increase. The police department is responsible for approximately 55% of the budget. He explained that the police benefits package is a major factor in this cost. Mr. Pomerantz noted that these issues had been the topic of a number of recent studies. He will provide further information to the Township.

Non-agenda Public Comment

Walt Pavelchek reported that he had asked about the funding for Township employees benefits and was told that this was not a problem.

Zoning Hearing Board Application – Chester County Outdoor LLC

Packages including the application to the Zoning Hearing Board, site plans, and plans for the proposed

digital billboard were distributed to the Planning Commission members. The Hearing is scheduled for Tuesday, January 25th. The Planning Commission discussed the implications of a large sign of this type at the West Chester Pike/Cavanaugh Court/352 intersection and requested that the plans be sent to the Traffic Consultant for review and comment. The PC will discuss further at the meeting on January 19th.

Public Comment.

None at this time.

Adjournment (ER/EA) 8:55pm.

Elaine L. Adler Planning Commission Secretary