

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
WORKSHOP
Wednesday, Sept. 21, 2011
7:00 PM**

- A. Call to Order / Pledge of Allegiance
- B. Chairman will ask if anyone is going to record the meeting
- C. FYI – Review of Tracking Log
- D. Approval of Minutes
 - 1. September 7, 2011
- E. Conditional Uses and Variances
 - 1. Acero Holdings, LLC 1340 Enterprise Drive (CU)
- F. Old Business
 - 1. Sign Ordinance Amendment Discussion
 - 2. Miscellaneous Ordinance Amendments
- E. Adjournment

Dates of Importance

September 21, 2011	Friends of East Goshen 501c3	7:00 pm
September 22, 2011	Farmer's Market	3:00 pm
September 27, 2011	Board of Supervisors	7:00 pm
September 29, 2011	Farmer's Market	3:00 pm
October 1, 2011	Fall Newsletter Delivered	

Planning Commission Application Tracking Log

Application Name	Application (CU, LD, O, SD, ZHB, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Yerkes/Consultant	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
Acero Holdings LLC / 1340 Enterprise Drive	CU	Sk	8/18/11	8/18/11	8/18/11	na	8/31/11		10/5/11	10/11/11	10/11/11	10/17/11

Bold = New Application or PC action required

draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
September 7, 2011

The East Goshen Township Planning Commission held their regularly scheduled meeting on September 7, 2011 at the East Goshen Township building. Members present were: Chairman George Martynick, Jim McRee, Susan Carty, Al Zuccarello, Peter Mylonas, Megann Hedgecock and Dan Daley. Also present were Mark Gordon, Township Zoning Officer, Don McConathy (Supervisor), Erich Meyer (Park & Recreation Board) and Ginnie Newlin (Conservancy Board).

WORKSHOP SESSION – 7:00pm

- A. The minutes of August 3, 2011 were reviewed.
- B. The various agenda items were reviewed.

FORMAL SESSION

A. Pledge of Allegiance & Announcements

George called the meeting to order at 7:30 pm and lead 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. No response.

George announced that there may be a workshop in September. This will be decided later in the meeting.

B. Approval of Minutes

Al moved to approve the minutes of the August 3, 2011 meeting. Sue seconded the motion. The motion passed.
Dan abstained.

C. Acknowledge Receipt of New Applications - None

D. Subdivision/Land Development Plans – None

E. Conditional Use and Variances

1. New Cingular Wireless PCS, LLC d/g/a ST&T Mobility, 21 Edgewood Rd, (CU). Debra Shulski was the representative for the applicant. She explained what improvements are being planned. They submitted the propagation plans which show no changes. They received a new review letter from the township engineer with comments about notes on the plan which have been corrected.

George asked if the antennas would be larger. Debra explained that they would be slightly larger but not enough to impact the visual that's already there.

Don mentioned that the FCC controls the RFs of the carriers. Does anyone check the other carriers on the tower to be sure they are all in compliance. Mark pointed out that there is a report from Sitesafe, an RF compliance company, and this is the first time the Township has received a report on compliance.

Sue moved that the Planning Commission recommend to the Board of Supervisors that they approve the Conditional Use application for the upgrade of equipment and the addition of antennas to the New Cingular Wireless/AT&T Mobility communication facility on the Aqua PA water tower located on Edgewood Road, TPN: 53-6-152.2U plan dated 7/1/2011, last revised 8/31/11 with the following conditions:

1. The applicant shall submit building permit applications prior to installation, to be reviewed and approved by the Township.
2. The applicant must install and operate the facility in conformance with all applicable Federal, State, County and Township rules and regulations.

3. The new wireless communication facility shall be installed and operated in conformance with the representations made at the public hearings and meetings at which this application was discussed. Jim seconded the motion. There was no further discussion. The motion passed unanimously. Debra accepted the conditions on behalf of the applicant.

2. QVC, Presentation of Application, 1365 Enterprise Dr. (CU). Representatives for the applicant were: Gregory J. Davis, Attorney with Saul Ewing LLP; Jonathan F. Bosworth, Manager of Corporate Projects for QVC; Robert H. Plucienik, President of Chester Valley Engineers; and Matthew A. Heckendorn, Architect with Hooper Shiles Architects. Greg explained that QVC is in the process of making some significant improvements at this location. Because of some of the changes, they will lose 8 parking spaces, so they are asking to relocate them and make them handicapped accessible. However, 4 of the spaces will be in the front yard. They are not important for code compliance but they are important to QVC. He presented a plan which shows the other businesses in this park that have parking in the front yard.

Jim asked about landscape screening. Bob Plucienik reviewed the landscape plan which included screening from the street. Ginnie commented that she thought the ordinance requires 3 inch diameter for trees. Mark confirmed it is 2 1/2" and explained there is no requirement for the applicant to do this, it is voluntary. There is no net increase in impervious and it is not over 50%. Ginnie commented that they should be sure to pick the variety of crab apple tree that stays attractive all summer.

Jon Bosworth explained that the Enterprise Drive location was used for warehouse and storage. Currently the Studio Park in West Goshen is overcrowded so some employees will be moved to this location. These improvements will change it from warehouse to office.

Matt explained that pedestrian lighting is being added to provide the minimum required. The space in front of the building will have pedestrian lighting as well as the sides. Mark suggested that the photometrics be over laid on the plan. Dan asked if there is adequate parking. Matt commented that there are parking lots that have not been used for several years. Currently there are 811 regular spaces and 62 handicapped spaces. Matt estimated the building to be 350,000 sq. ft.

Peter moved that the Planning Commission recommend to the Board of Supervisors that they approve the Conditional Use application and allow QVC, Inc. to construct the four Handicapped parking spaces in the front yard area of the property as depicted on the plan dated 6/17/2011 located at 1365 Enterprise Drive, TPN; 53-4-162, with the following conditions:

1. The applicant shall revise the conditional use plan to incorporate the information contained on the Grading utilities Erosion and Sedimentation Control Drawings last revised 7/19/2011.

2. The applicant shall submit the landscape plan sheet L-5.2 prepared by Hooper Shiles Architects in support of the Conditional Use plan.

3. The applicant shall install the new parking spaces in conformance with all applicable Federal, State, County and Township rules and regulations.

Jim seconded the motion. Dan made the following amendment to the conditions:

4. The applicant shall overlay the photometrics on the plan.

There was no further discussion. The motion with the amendment passed unanimously. Greg accepted the conditions on behalf of the applicant.

3. Acero Holdings, LLC, 1340 Enterprise Drive (CU). Representing the applicant was Michael Fitzgerald, President & CEO of Acero Precision; Paul E. Lepard, Jr., Director of Operations with Nave Newell; and Brian Nagel, Attorney. Brian gave a summary of the company and Michael Fitzgerald. Mike lives in Willistown, and graduated from Cardinal O'Hara High School and Drexel University. The site at 1340 Enterprise Drive is 75,000 sq. ft., has 150 parking spaces, and was formerly occupied by Men's Wearhouse who had a maximum of 250 employees. Currently, Acero occupies several buildings in Edgemont totaling 30,000 sq. ft.

Michael Fitzgerald gave a review of how he started the company when he was a junior at Drexel. They are in several buildings right now, so being in one building would make their process more efficient. They do precision machining, producing medical implants and parts for Indy race cars. Their larger clients are Agilent Technologies, Life Spine, Boehringer Ingelheim and Penske Racing. He passed around samples of the products they make for these companies. Last year they received ISO certification which is a world class quality standard to guarantee conformity of quality in products. His customers are surgeons and fortune 500 companies.

Brian showed an aerial view of 1340 Enterprise and reviewed the site plan. Currently there are 70 employees with 50 on the largest shift. The plan shows 100 to allow for growth. No new construction is planned. They will use the existing sign stand. They received a review letter from the township engineer and believe they can address all comments. Screening plantings are planned. Primary focus will be internal fitout. The office area will be about 15,000 sq. ft.

Jim suggested that, as part of the landscape plan, they consider removing some parking spaces and keep them in reserve.

Peter asked about plans for the external façade of the building. Michael feels the building can be attractive. He is not happy with the front facing Enterprise Drive, so some updating will be done. He would like to remove the rollup doors in the front if he has the funds to do that. Mark explained that any outside storage in this corporate park must be screened. The former owner chose solid fencing.

Dan mentioned noise. Michael said they are open 24 hours/day with 2 shifts.

Michael said closing is scheduled for October 31st. He will immediately start the clean out. Twenty employees will be there this winter. The rest will move in next spring. He wants to install a terrazzo floor first to make maintenance easier. The machines will be moved in one at a time.

Peter asked if he had any special power needs. Michael said they do need lots of power. Mark commented that there are no issues with the parking lot lights.

Jim asked about the roof. Michael said everything that is currently on the roof will be removed. They will replace the existing roof and put new air-conditioning equipment on it.

Brian mentioned that some of the comments in the engineer's letter implied that this is new construction. Paul Lepard explained that the loading docks are actually a port, which means they are flat to the ground not raised like a dock. Peter asked about deliveries. Michael reported that they have a weekly service that collects the metal shavings. The shavings are put into 50 gallon drums. Between 10-12 drums are picked up each week. No tractor trailers.

The Planning Commission will hold a workshop on Wednesday, September 21, 2011 at 7 p.m. to discuss Acero's request further.

4. Galik, 41 Sherman Drive (V) – Mark Galik, homeowner, attended Drexel and became an architect. He worked mostly on historic renovations. About 10 years ago, he decided to move out of Philadelphia and bought 41 Sherman Drive. The house is about 275 years old. It started as a log cabin and had several additions. The kitchen is a very small, galley style. Mark hired an architect who does renovations to historic homes. He showed the proposed plan to the Commission.

Peter commented that, in the workshop before the meeting, there seemed to be agreement with the kitchen expansion but not the need for the deck. However, now that he has seen the plan, it shows that Mark is trying to work around the problem with the terrain. Also, the fact that the deck faces open space and doesn't impact the neighbors is good. Mark has letters from some of the neighbors and will have a letter from the homeowners association supporting his plan.

Mark will attend the Historical Commission meeting tomorrow night and give his presentation. Dan advised him to have all plans and schematics in the same format as he goes through the process.

Peter moved that the Planning Commission recommend that the Board of Supervisors support the Zoning Variance request for Mark and Alison Galik at 41 Sherman Drive for 15 feet of relief from the Rear Yard Setback as depicted in the plans drawn by Chester Valley Engineers dated 8/23/2011 and the variance application dated 8/30/2011, with the condition outlined below. The property has unique contours and elevations which create a hardship not created by the applicant and the proposed modifications to the property will not create an adverse impact to the character of the neighborhood.

Condition of Approval:

1. The applicant agrees that the unroofed deck proposed and subject to the relief being granted from the rear yard setback shall not be covered with a roof.

Al seconded the motion. There was no further discussion. The motion passed unanimously. Mark accepted the condition.

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3 **F. Ordinance Amendments**

4 1. Sign Ordinance – Mark reported that he was talking with Mr. McFalls about the sign at the Genuardi's
5 shopping center. The regulations for the current sign go back to 1978. The Board of Supervisors wants the
6 Planning Commission to consider some amendments to allow monument signage. Village Square has one at
7 the traffic light but would like a larger sign. Goshen Village has no sign. Peter voiced concern about
8 signage on vacant stores. Mark will research the 1978 ordinance. Peter would like to invite the owners and
9 tenants of both centers to an informal meeting to discuss signs.

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11 2. No Impact Home Based Business (NIHBB) – Mark reported that this is not back from the County. He
12 will bring it to the workshop.

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14 **G. Old Business - None**

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16 **H. New Business**

17 None

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19 **I. Liaison Reports**

20 None

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22 **J. Any Other Matter –**

23 1. Jim mentioned that the WAWA has a trash dumpster not behind a fence. Mark will check.

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25 **H. Adjournment**

26 There being no further business, a motion to adjourn the meeting was made by Sue and seconded by Al. The
27 meeting adjourned at 9:30 p.m. A Workshop Meeting will be held on Wednesday September 21, 2011 at 7 pm.

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30 Respectfully submitted, _____
31 *Ruth Kiefer, Recording Secretary*
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33



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

August 30, 2011

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Acero Precision, Inc. – Enterprise Drive
Conditional Use Plan Review

Dear Mark:

The following plan prepared by Nave Newell and narrative prepared by Brian Nagle have been submitted to this office for review:

Conditional Use Site Plan, sheet 1 of 1, dated August 16, 2011

Narrative In Support of Application for Conditional Use, 2 pages, dated August 15, 2011

The plan depicts the proposed change in use of an existing 75,000 square foot building located on tax map parcels 54-04-168 and 54-04-169. The parcels consist of 8.0 acres located on the southwest corner of the Enterprise Drive intersection with Reservoir Road. The plan notes that 60,000 square feet of the building floor area will be utilized for precision manufacturing and 15,000 square feet will be utilized for accessory office. The narrative notes that no exterior construction is proposed.

The parcels are situated within the BP Business Park Zoning District and the following comments are offered for consideration:

Zoning Ordinance

1. Section 240-21.C.9 and 240-31 – Conditional use approval is required for a manufacturing facility of precision instruments. The requirements outlined by section 240-31 for conditional use approval will need to be addressed to the Board's satisfaction.
2. Section 240-21.G – All uses within the BP Zoning District shall be serviced by centralized sewage disposal and centralized water supply systems. The plan should indicate the location of the water service line(s) and the sanitary sewer lateral. Any anticipated change in flow to the sanitary sewer system will need to be documented to the Municipal Authority's satisfaction.

Professional services since 1874

3. Section 240-27.C.4.a – Within the BP Zoning District, all outdoor storage or truck loading areas shall be completely screened from view from any adjacent public street right-of-way and any residential district which is across the street from the storage or loading areas. The existing buffer yard along Paoli Pike will need to be maintained and supplemented with additional landscaping where necessary to provide a complete visual screen of the storage and loading area.
4. Section 240-27.C.4.b – The plan should indicate the location of a trash storage area that is screened from view from any public right-of-way or abutting residential district.
5. Section 240-27.C.7 – Parking, loading, ingress, and egress areas shall be provided with sufficient lighting for safety and security purposes. A plan demonstrating adequate lighting for the site should be included as part of the conditional use application.
6. Section 240-31.C.3.qq – Existing parking spaces for the site are located within the required front yard area. Vehicle parking within the required front yard is permitted by conditional use if all of the requirements of this section are met:
justification of need, minimum setback of 20 feet from the street right-of-way line, stormwater management of the increased runoff, and the submission of a landscape plan. The Applicant will need to demonstrate to the Board's satisfaction that the requirements of this section are addressed.
7. Section 240-33.B.7 – The required minimum number of handicapped accessible parking spaces is six (6) for a parking area with 151 to 200 parking spaces. The plan indicates that the site contains 167 parking spaces with five (5) spaces being handicapped accessible. An additional handicapped accessible parking space will need to be provided.
8. Section 240-33.B.7.d – Handicapped accessible parking spaces shall be located where they would result in the shortest reasonable accessible distance to a handicapped accessible building entrance. The Applicant should consider relocating the handicapped accessible parking spaces so that they are located nearest to the building entrance.
9. Section 240-33.B.7.e – Each required handicapped accessible parking space shall be a minimum of eight feet wide by 18 feet long. Each space shall also be adjacent to a five foot wide access aisle. Such access aisle may be shared by two handicapped spaces by being placed between them. Additionally, one out of every eight required handicapped parking spaces shall have an adjacent access aisle width of eight feet instead of five feet. The dimensions for the site's handicapped accessible parking spaces will need to be adjusted accordingly or as required by the 2010 ADA Standards for Accessible Design.

10. Section 240-33.C.3 – No more than 10 parking spaces may be located in a row unbroken by a driveway or landscaping. The parking lot layout should be adjusted accordingly.
11. Section 240-33.C.4 – All portions of required parking facilities shall be graded, appropriately surfaced, and satisfactorily drained to the extent necessary to prevent dust, erosion, or excessive water flow across streets or adjoining properties. The plan will need to address how adequate drainage and stormwater management facilities are provided and maintained.
12. Section 240-33.D.2 – Each off-street loading and unloading space shall be sufficient in dimensions to accommodate the largest vehicle that may unload at the site. For tractor trailers, loading spaces shall be a minimum of 14 feet wide by 65 to 75 feet long and 14 feet high. The plan will need to demonstrate that adequate loading space and maneuvering area is available to accommodate the largest delivery trucks that will visit the site.

General Comments

13. Handicapped accessible parking spaces and access aisles shall be level with surface slopes not exceeding two percent in any direction. The plan will need to demonstrate that the site's handicapped accessible parking spaces and access route to the building entrance comply with maximum slope requirements as addressed by the 2010 ADA Standards for Accessible Design.
14. The plan should be submitted to the Township Fire Marshall for review and comment regarding emergency vehicle access.
15. The Conditional Use Site Plan notes the Applicant will submit a current boundary and topographic survey. A copy of this plan should be provided as part of the conditional use application.

The Applicant should address the above comments to the Board's satisfaction. Please contact me if you have any questions concerning this review.

Sincerely,
YERKES ASSOCIATES, INC.



Michael Conrad, P.E.

Cc: Acero Holdings, LLC

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

September 16, 2011

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

Re: Emergency Access – 1340 Enterprise Drive

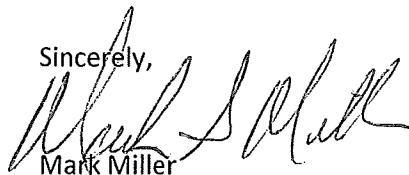
Dear Commissioners:

As requested I have reviewed the proposed Conditional Use plan for the proposed precision manufacturing use at 1340 Enterprise Drive. I visited and inspected the exterior of the property today.

The site has adequate access for emergency vehicles however landscaping and trees have been allowed to overgrow into the drive aisles of the parking lot. This significant differed maintenance needs to be addressed prior to any use and occupancy of the facility.

Please don't hesitate to contact me if you have any questions or need further information.

Sincerely,



Mark Miller

Director of Public Works / Township Fire Marshal

Cc: Mr. Brian Nagle, Esq. (Via Email)

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: 9/16/2011

To: Planning Commission

From: Mark Gordon, Township Zoning Officer

Re: Signs (Flashing, LED, LCD)

mlb

Dear Commissioners:

I haven't had an opportunity to include any commentary or suggestions about the signs at Village Square (Genuardi's) to this point. I will have something to you via email prior to your Workshop; I'll also have hard copies of that information for you then also.

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380


Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshe.org

Date: 9/1/2011

To: Planning Commission

From: Mark Gordon, Township Zoning Officer 

Re: Signs (Flashing, LED, LCD)

Dear Commissioners:

Here is my latest revision to the Sign Ordinance amendment we have been discussing. The main topics are:

Flashing Signs:

- I have added a definition for Flashing Signs, including LCD and LED signs within that definition.
- Flashing signs are allowed currently in the C-1 district (West Chester Pike) if you want to prohibit this type of sign we'll have to do that. I'm not proposing that change in this version.

Freestanding Signs in Commercial districts:

- I think the ordinance is too onerous here. Free standing signs in the R districts can be 32 s.f and those in commercial districts can only be 10 s.f. That just doesn't make very good planning sense to me!

Open house Signs:

- I am also suggesting a text amendment in the attached document on page five for real estate signs for Open Houses. The reasoning is that I believe that since transfer taxes are a big revenue source for the Township we should allow this type of sign in order to help realtors promote and market the available real estate in the Township. This would also save some Township staff time that we currently spend on removing these signs.

§240-6 Definitions

SIGN -- A lettered board, structure, display, illustration or other surface, or any other graphic device used to visually announce, advertise or convey information to the public for any purpose, and which is visible from outside of a building.

(1) DIRECTIONAL SIGN -- An informational sign indicating direction, entry or exit, loading or service area, fire lanes, parking, no trespassing or similar information incidental to the primary use and not itself advertising that use.

(2) FREESTANDING SIGN -- A sign and supporting structure which is self-supporting upon the ground or which is supported by means of poles, pylons or standards in the ground. A freestanding sign is not attached to a building except by secondary supports such as guy wires.

(3) FLASHING SIGN -- Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this ordinance, any moving, illuminated sign shall be considered a "flashing sign"; such signs shall not be deemed to include time and temperature signs. This definition shall include LCD, LED, PLASMA, and other flat screen type signs which present moving and animated text or images.

(3) IDENTIFICATION SIGN -- A sign identifying a home occupation or identifying the use of a property, but one that has no advertisement.

(4) ILLUMINATED SIGN, DIRECT -- A sign which is designed to be illuminated by artificial light from a source adjacent to or outside of the sign in such a manner that the source of the light is not directly visible from the street or any other intended vantage point of the sign.

(5) ILLUMINATED SIGN, INDIRECT -- A sign which is designed to be illuminated by light from within the sign rather than a source adjacent to or outside of the sign.

(6) MENU BOARD -- A sign that (only) lists types and prices of food and beverage offered for sale. Such sign includes but is not limited to a bill of fare or a price list.

(7) MOVABLE SIGN -- A sign which is not secured or attached to a structure or to the ground.

(8) NAMEPLATE SIGN -- A sign indicating only the name and/or address of persons or person residing on or legally occupying the premises.

(9) OFFICIAL SIGN -- A sign erected by the state, county, Township or other legally constituted governmental body.

(10) OFF-PREMISES SIGN -- A sign which directs attention to an object, product, service, place, activity, person, institution, organization or business that is primarily offered or located at a location other than the lot upon which the sign is located. This includes signs commonly called "billboards."

(11) POLITICAL SIGN -- A sign which indicates the name, cause or affiliation of a person seeking public office or on which reference is made to an issue for which a referendum is scheduled to be held.

(12) PUBLIC SERVICES SIGN -- A sign which advertises availability of rest rooms, telephone, meeting times of service organizations or other similar public conveniences.

(13) TEMPORARY SIGN -- A sign constructed of paper, cloth, canvas, wood, metal or any lightweight material intended to be displayed for a short period of time, normally less than 30 days.

(14) TIME AND TEMPERATURE SIGNS -- A sign or portion of a sign whose sole purpose is to indicate the time and/or temperature.

(15) VEHICULAR SIGN -- A sign affixed or painted on a vehicle, trailer or similar device.

(16) WALL SIGN -- A sign posted on, painted on, suspended from or otherwise affixed to a wall or vertical surface of a building which does not project more than 12 inches from the wall or vertical surface to which it is attached.

(17) WALL-SIGNABLE AREA -- A continuous rectangular area on the wall of a building.

(18) WINDOW SIGN -- A temporary sign attached to or affixed to the interior of a window or door, or a sign which is readily visible and can be read from the exterior through a window or door from a distance of 20 feet therefrom. Such sign shall not be internally illuminated.

SIGN, HEIGHT OF -- The vertical distance measured from the average ground level immediately below a sign to the highest point of the sign and its supporting structure.

§240-22 Signs

Sign regulations applicable to all districts.

A. Scope and applicability.

(1) Permit required. A zoning permit shall be required for all signs allowed in any zoning district except for signs listed in Subsections H, I and J. All signs shall comply with the regulations of this chapter.

(2) Special permit required. A special permit(s), not to exceed 30 days in any calendar year for all special permits, may be issued for promotional devices, floodlights, flags, banners or other attention getting devices for special occasions for new or existing businesses in any commercial or industrial district.

(3) Temporary permit required. A temporary zoning permit will be required for any sign erected and maintained by a developer on a tract of ground. Permits will be valid for six months but may be renewed by the Zoning Officer. Such sign shall not exceed 32 square feet in area.

B. Nonconforming signs.

(1) Signs legally existing at the time of enactment of this chapter and which do not conform to the requirements of this chapter shall be considered nonconforming signs. Any nonconforming sign which is damaged in excess of 25% of its cost of replacement or is removed shall be replaced only with a conforming sign. Legal nonconforming signs may be repainted or repaired (including lighting), provided that such repainted or repaired sign does not exceed the dimensions of the existing sign. Wording may also be changed.

(2) Signs advertising a use no longer in existence shall be removed or changed to advertise the new use within 30 days of the cessation of the original use. Signs once removed shall be replaced only by signs in conformance with this chapter.

(3) It is the responsibility of the owner of a sign to provide evidence that a sign is lawfully nonconforming and to register such sign with the Zoning Officer.

C. Construction of signs. Every sign permitted in this section must be constructed of durable materials and must be kept in good condition and repair. Any sign which is allowed to become dilapidated may be repaired or removed by the Township at the expense of the owner or lessee of the property on which it is located upon written notice to both tenant and landlord.

D. Abandoned signs. No person shall maintain or permit to be maintained on any premises owned or controlled by him a sign which has been abandoned.

(1) An abandoned sign for the purpose of this chapter is a sign located on and/or related to the use of a property which becomes vacant and unoccupied for a period of six months or more; any sign which was erected for an occupant or business unrelated to the present occupant in business; or any sign which relates to a time, event or purpose which is past.

(2) Any such abandoned sign shall be abated by the owner or person controlling the property within 30 days of the date of abandonment as herein defined.

E. Location of signs. The location for signs shall be governed by the following location requirements:

(1) No sign except official signs, name plate signs, bus shelter signs, public service signs (such as telephone) and directional signs shall be erected within or project over a street right-of-way.

(2) No sign shall be so located or arranged that it interferes with the sight distance requirements of § 240-23D(11).

(3) No signs except official signs, political signs, public service signs, bus shelter signs or off-premises signs permitted by Subsection P shall be erected on a property to which it does not relate.

(4) No sign except removable political signs and temporary yard or garage sale signs shall be placed on any tree, official sign, rocks or other natural features.

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(5) All signs erected in any zoning district, except C-1, shall comply with the side yard requirements for the district. A freestanding sign may be erected one foot from the side property line in the C-1 Commercial District.

F. Illuminated signs.

(1) The lighting of signs shall be arranged so that a bare light bulb, spotlight bulb or fluorescent bulb is not visible off the lot. Any lighting of signs shall be the minimum necessary to make the sign visible from a distance of 500 feet.

(2) No sign in any residential zoning district established in § 240-5 of this chapter shall be indirectly and/or internally illuminated unless specifically permitted by another provision of this chapter.

[Amended 11-16-1999 by Ord. No. 129-J-99]

(3) See also § 240-24H regarding light and glare control.

G. Vehicle signs. Any vehicle or structure to which a sign is affixed in such a manner that the carrying of such sign or signs no longer is incidental to the primary purpose of the vehicle or structure but becomes a primary purpose in itself shall be considered a freestanding sign and as such be subject to the provisions regarding freestanding signs in the district in which such vehicle or structure is located. All vehicles associated with a commercial establishment shall be parked in a location that precludes the vehicle from being used as a freestanding sign.

H. Menu boards, bills of fare or price lists. A menu board (as defined under "sign" in § 240-6) shall not be considered a sign within the meaning of this chapter, provided that all of the following conditions are met:

(1) Such sign is three square feet or less in area.

(2) Such sign has letters and numbers a maximum of three inches in height.

(3) Such sign is located on the building next to the entrance of the establishment or in the window next to the entrance to the establishment.

(4) Such sign shall only be permitted for use in conjunction with a restaurant.

I. Temporary signs. The following signs are permitted and do not require a zoning permit, provided that they are removed in the time specified and conform to the sign requirements of this section. Any such sign that does not meet the requirements of this section shall only be permitted if it meets the provisions for another type of permitted sign.

(1) Yard or garage sale signs, provided that they do not exceed four square feet in area and are removed within 48 hours after sale, and provided that a maximum of three such signs are posted.

(2) Signs giving notice of the sale or rental of the property on which the sign is located, provided that such sign does not exceed eight square feet in area in the R-1 (PRD Residential Area), R-2, R-3, R-4

and R-5 Zoning Districts, and 20 square feet in area in the R-1 (PRD Commercial Area), C-1, C-2, C-4, C-5, I-1, I-2 and BP Zoning Districts, and are removed within 72 hours upon settlement of the sale or upon signing of the lease of rental. Open house directional signs may be installed on the day of the open house and removed immediately following the event. [Amended 5-7-2002 by Ord. No. 129-L-02]

(3) Political signs, provided that each does not exceed eight square feet in area and are removed within seven days after the date of the election or referendum.

(4) Signs erected by a United States Internal Revenue Service recognized nonprofit or charitable entity recognized by the Zoning Officer denoting a special event, provided that they are erected no more than 15 days before the event and removed within seven days after the event and do not exceed 32 square feet in sign area.

(5) Noncommercial signs and decorations for an official or religious holiday, provided that they do not create traffic or fire hazards and are removed within seven days following the event. Such sign shall not exceed 32 square feet.

(6) Signs announcing work actively being performed on the premises by contractors, mechanics, painters, artisans, etc., not to exceed eight square feet, provided that they are removed within seven days after such work is no longer actively and continuously being pursued, except such signs may be a maximum of 32 square feet if the construction cost is over \$1,000,000.

(7) Signs advertising the temporary sale of products or goods such as Christmas trees, provided that such signs shall not exceed a total sign area on each of two sides of 12 square feet, are only posted for a maximum of 30 days and are removed within three days after the completion of sales.

J. Exempt signs. The following type of signs (as defined in § 240-6) are exempt from zoning permit requirements, within the following requirements:

(1) Official signs.

(2) Name plate signs not to exceed two square feet.

(3) Identification signs not to exceed two square feet.

(4) Directional signs not to exceed four square feet.

(5) Memorial or historic markers when approved by motion or resolution of the Board of Supervisors.

(6) Public service signs, such as those advertising availability of rest rooms, telephone, meeting times of service organizations or other similar public conveniences. Not to exceed two square feet.

(7) Temporary signs as provided in Subsection I.

K. Signs prohibited in all districts. The following signs are prohibited in all zoning districts:

(1) Banners, spinners, flags, pennants or any moving object used for commercial advertising purpose whether containing a message or not, except as permitted under Subsection A(2), and except banners or flags meeting the requirements for a permitted type of sign.

(2) Flashing, blinking, twinkling, animated or moving signs of any type, except those portions of the sign which indicate time and temperature, and except flashing signs shall be permitted in the C-1 District.

(3) Signs placed, inscribed or supported upon the roof or upon any structure which extends above the eave of the roof of any building.

(4) Signs on mobile stands which can be moved from place to place.

(5) Signs which emit smoke, visible vapors or particles, sound or odor.

(6) Signs which contain information that states or implies that a property may be used for any purpose not permitted under the provisions of this chapter in the zoning district in which the property to which the sign relates is located.

(7) Signs that are of such character, form, shape or color that it imitates or resembles any official traffic sign, signal or device, or that has any characteristics which are likely to confuse or distract the operator of a motor vehicle on a public street.

(8) Signs that outline the rooflines, doors, windows or wall edges by illuminated tubing or strings of lights for advertising purposes.

(9) Signs or displays visible from a street, sidewalk or another property that include words or images that are obscene, pornographic or that an average reasonable person would find highly offensive to public decency.

(10) Off-premises signs (as defined in § 240-6) shall be prohibited in the Township, except for official signs or as specifically permitted in the C-1 and I-2 Districts. [Amended 2-5-2002 by Ord. No. 129-G-2]

L. Signs and/or structures denoting the name of a subdivision.

(1) Signs that are freestanding or attached to walls or fences constructed of weather-resistant wood or decorative masonry designating the name of a subdivision and any accompanying logo may be erected at each entrance of a subdivision. The location of all such structures or signs shall be approved by the Township during the subdivision process and shall not contain any advertising except the name of the subdivision. A maximum of two sign faces shall be permitted, each of which shall have a maximum sign area of 50 square feet.

(2) The applicant shall prove that there will be a long-term system to ensure proper maintenance of the sign and any accompanying landscaping and that the sign will be durably constructed as to require

(2) The applicant shall prove that there will be a long-term system to ensure proper maintenance of the sign and any accompanying landscaping and that the sign will be durably constructed as to require minimal maintenance. The Zoning Officer shall issue a zoning permit upon the recommendation of the Planning Commission.

(3) These signs shall only be permitted for use in conjunction with a subdivision and shall not be permitted for use in conjunction with a land development.

L.1. Off-premises signs and structures denoting the uses in the I-2 District. [Added 2-5-2002 by Ord. No. 129-G-2; amended 2-22-2005 by Ord. No. 129-A-05]

(1) An off-premises, directly illuminated freestanding sign may be erected at the Paoli Pike entrance to the uses. The location of such sign, the materials, the method of lighting, and the content of the sign shall be approved by the Board of Supervisors during the subdivision/land development process. The sign shall have a maximum sign area of 20 square feet and a maximum height of five feet. The Zoning Officer shall issue a zoning permit upon the recommendation of the Planning Commission and approval of the Board of Supervisors.

(2) The applicant shall prove by a preponderance of evidence that there will be a long-term system to ensure proper maintenance of the sign and any accompanying landscaping.

M. Area of signs. The following regulations shall be used in computing the area of signs:

(1) The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.

(2) Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall or window, the area shall be considered to be that of the smallest rectangle or triangle, including the sign background, which encompasses all of the letters and symbols.

(3) In computing square foot area of a double-face sign, only one side shall be considered, provided that both faces are identical in size. If the interior angle formed by the two faces of the double-faced sign is greater than 45°, then both sides of such sign shall be considered in calculating the sign area.

(4) Unless otherwise specified, all square footages are maximum sizes.

N. Height of signs. No sign shall exceed the maximum height restriction for the particular type of sign structure and zoning district established below: [Amended 2-5-2002 by Ord. No. 129-G-2]

Maximum Height*

Type of sign structure	Residential Districts	Commercial Districts	Industrial and Business Park Districts
Freestanding	6	14	6
Wall	10	14	10**

*"Maximum height" shall mean the vertical distance measured from the average ground level immediately below a sign to the highest point of the sign and its supporting structure.

**Wall signs on office buildings in the I-2 District may have a maximum height of 41 feet.

O. Signs permitted in residential districts.

(1) Only the following types of signs are permitted in residential districts:

(a) Exempt signs as provided in Subsection J.

(b) Temporary signs as provided in Subsection I.

(c) Subdivision signs as provided in Subsection L.

(d) The following signs are permitted for those uses permitted in residential districts by conditional uses or special exception:

[1] A wall sign not to exceed 20% of the wall-signable area or 32 square feet, whichever is less, and permitted on the front wall of the structure only.

[2] A freestanding sign not to exceed 32 square feet in area. Such sign shall not be internally illuminated. No more than one freestanding sign per road frontage.

[3] A nonilluminated window sign not to exceed 20% of window area to which it is attached.

(2) Any of the above signs that are to be associated with a proposed conditional or special exception use shall be reviewed and either be approved or denied at the same time that the conditional or special exception use is being reviewed.

(3) Signs relating to convenience commercial facilities when permitted in an apartment development in accordance with the following regulations: [Amended 11-16-1999 by Ord. No. 129-J-99]

(a) Wall sign. One shall be permitted for each establishment and shall be attached only to either the front wall, front advertising band or under the eave of the front of the main roof of the individual establishment. The top of the sign shall not be as high as the roof eave and the bottom of the sign shall be at least six feet and eight inches above the nearest finished walkway. (A parking area shall not be

(a) Wall sign. One shall be permitted for each establishment and shall be attached only to either the front wall, front advertising band or under the eave of the front of the main roof of the individual establishment. The top of the sign shall not be as high as the roof eave and the bottom of the sign shall be at least six feet and eight inches above the nearest finished walkway. (A parking area shall not be considered a walkway). Such sign shall not exceed two feet in height or be longer than 75% of the linear length of the individual commercial establishment. The maximum size of any such sign shall not exceed 24 square feet.

[1] All newly placed wall signs attached to the same building.

[a] Shall be generally consistent in proportion and format with existing signs so that consistency of signs is achieved.

[b] Shall not be box-type signs if at least 75% of the existing signs in the convenience center are not box-type signs. A "box-type" sign is a closed box with one or two faces being illuminated from within.

[c] Shall maintain common vertical and horizontal lines with other signs in a manner consistent with the architecture of the building.

[d] Should be generally consistent in materials, font style and type size with other signs attached to the same building.

[e] May be directly or indirectly illuminated.

(b) Freestanding sign. One freestanding sign shall be permitted for the convenience commercial facility. The sign shall not exceed 20 square feet in area and shall have an overall height not exceeding eight feet. Such signs may identify the names or businesses of the occupants of the convenience commercial facility.

(c) Window sign. A nonilluminated window sign not to exceed 20% of the window area to which it is attached.

(d) Design. All signs on the structures shall be of the same design, shall be lit in a similar manner and shall be architecturally compatible with the structure.

(e) Wall sign alternative. In lieu of the wall sign authorized by § 240-220(3)(a), each establishment in the building shall be permitted to erect one freestanding sign in accordance with the following requirements:

[1] Each freestanding sign shall have a maximum size of 10 square feet and a maximum height of 10 feet.

[2] Each freestanding sign shall be located immediately in front of its respective establishment.

[3] All portions of the freestanding sign shall be located no more than 10 feet from the respective establishment.

(4) See also Subsection F regarding illumination of signs in a residential district.

P. Signs permitted in commercial districts. Only the following types of signs are permitted in a commercial district:

(1) Exempt signs as provided in Subsection J.

(2) Temporary signs as provided in Subsection I.

(3) Signs relating to a principal use on a lot, including a maximum of one commercial establishment in accordance with the following regulations:

(a) Wall sign. One shall be permitted for each establishment. Such sign shall not exceed two square feet in area for each linear foot of wall-signable area, but not exceed 60 square feet.

(b) A freestanding sign not to exceed 10 square feet in area. No more than one freestanding sign shall be permitted on each street frontage. A freestanding sign not to exceed 32 square feet in area shall be permitted on each street frontage in the C-2 district for a shopping center use.

(c) A window sign not to exceed 20% of window area to which it is attached.

(4) Signs relating to a principal use on a lot, including more than one commercial establishment are permitted in accordance with the following regulations:

(a) Wall sign. One shall be permitted for each establishment. Such sign shall not exceed two feet in height or be longer than 75% of the linear length of the individual commercial establishment, with a maximum size of 32 square feet.

[1] All newly placed wall signs attached to the same building:

[a] Shall be generally consistent in proportion with existing signs.

[b] Shall not be box-type signs if at least 75% of the existing signs are not box-type signs.

[c] Shall maintain common vertical and horizontal lines with other signs in a manner consistent with the architecture of the building.

[d] Should be generally consistent in materials, font style and type size with other signs attached to the same building.

[2] An applicant for construction of a new principal building intended to include more than one establishment is strongly encouraged to submit a proposed set of standards that the building owner intends to use to control the types and colors of signs to ensure compatibility among the signs.

[3] See Subsection K which prohibits certain types of signs, such as flashing and above-the-roofline signs.

- [3] See Subsection K which prohibits certain types of signs, such as flashing and above-the-roofline signs.
- [4] Wall sign alternative. In lieu of the wall sign referred to in Subsection P(4)(a), each establishment in the structure shall be permitted to erect one freestanding sign in accordance with the following requirements:
- [a] Each freestanding sign shall have a maximum size of 10 square feet and a maximum height of 10 feet.
- [b] Each freestanding sign shall be located immediately in front of its respective establishment.
- [c] All portions of the freestanding sign shall be located no more than 10 feet from the respective establishment.
- [d] The freestanding signs shall comply with all front, rear and side yard requirements and they shall comply with the setback requirements for the zoning district.
- (b) A freestanding sign shall not exceed 10 square feet in area nor five feet in height. No more than one freestanding sign shall be permitted on each street frontage.
- (c) Window signs. The cumulative size of window signs is not to exceed 20% of the window area to which it or they are attached. Such signs may contain the names or businesses of the occupants of the facilities.
- (d) All signs on the structure shall be of the same design and lit in a similar manner and shall be architecturally compatible with the structure.
- (5) Sign bonus. Each permitted 10 square feet maximum freestanding sign in a commercial district may be increased in size to a maximum of 20 square feet if the sign is not internally illuminated and is constructed of relief-cut wood (other than plywood).
- (6) Off-premises signs. In addition to other permitted signs, a lot in the C-1 District may include one off-premises sign (as defined in § 240-6) if the sign meets the following requirements:
- (a) The sign shall include a maximum of one sign face, which shall not exceed a maximum of 50 square feet of sign area.
- (b) The sign shall be set back a minimum of 200 feet from any other existing or previously approved off-premises sign.
- (c) The sign shall be set back a minimum of 100 square feet from the lot line of a primarily residential use, except the setback shall be increased to 200 feet if the illumination of the sign would be visible from an existing dwelling.
- (d) Such sign shall have a maximum total height of 14 feet.

(7) Any sign (as defined in § 240-6, which includes but is not limited to graphics and logos) attached to or incorporated into functional elements of a building or development (including but not limited to awnings, canopies or murals) that serve an advertising or use identification purpose shall be considered to be a sign, and specifically shall be regulated by all provisions of this section for the applicable zoning district.

Q. Signs permitted in industrial and business park districts. Only the following types of signs are permitted in the industrial and business park districts: [Amended 2-5-2002 by Ord. No. 129-G-2]

(1) Exempt signs as provided in Subsection J.

(2) Temporary signs as provided in Subsection I.

(3) Subdivision signs as provided in Subsection L.

(4) Land development signs as provided in Subsection L.1.

(5) Wall sign. One shall be permitted for each establishment. Such sign shall not exceed two square feet for each linear foot of wall area (where a sign could be located) or 100 square feet, whichever is more restrictive, and shall be permitted only on the front wall of the structure. In the I-2 District each office building shall be permitted one sign, which shall not exceed 40 square feet.

(6) Freestanding sign. One sign along each street frontage, each of which shall not exceed 20 square feet in sign area.

(7) Freestanding signs in the I-2 District for an office use. [Amended 2-22-2005 by Ord. No. 129-A-05]

(a) A maximum of one freestanding, directly illuminated sign that is located on the lot that contains the office use shall be permitted for an office use in the I-2 District. The sign shall not exceed 13 square feet in area and four feet in height. The Zoning Officer shall issue a zoning permit for the sign upon the recommendation of the Planning Commission and approval of the Board of Supervisors.

(b) Off-site freestanding signs whose primary purpose is to direct persons to various uses in the I-2 Zoning District may be installed by the Township in the I-2 Zoning District. These signs shall be considered "official signs" as defined by this chapter.

(8) Freestanding signs in the I-2 District for National Register of Historic Places eligible buildings. A maximum of two freestanding, off-premises, directly illuminated signs shall be permitted. Each sign shall not exceed 24 square feet in area and five feet in height. If more than one such sign is installed, lettering and symbols shall be restricted to one side only of each sign. The applicant shall prove by a preponderance of evidence that there will be a long-term system to ensure proper maintenance of the sign and any accompanying landscaping. The Zoning Officer shall issue a zoning permit for the signs upon approval of the Board of Supervisors.

(9) Off premises freestanding signs in accordance with § 240-22L.1. [Added 2-22-2005 by Ord. No. 129-A-05]

R. Approval of signs associated with proposed conditional uses and special exception uses. Any of the signs in Subsections O through and including Q that are to be associated with a proposed conditional or special exception use shall be reviewed and either be approved or denied at the same time that the conditional or special exception use is being reviewed.

S. Display of street address numbers.

(1) Assignment of street address numbers.

(a) Street address numbers shall be assigned by the Township Manager or his/her designee to each lot, each dwelling unit and each commercial or business establishment when there is more than one such establishment on a lot.

(b) The Township Manager or his/her designee shall have the power to correct any errors with respect to the assignment of street address numbers, as and when such errors are discovered, and shall have the power to change and redesignate a street address number or numbers assigned to any lot, dwelling unit and commercial or business establishment when there is more than one such establishment on a lot and when it is deemed that such change or redesignation is necessary or desirable in order to provide street address numbers appropriate for the purposes of uniquely identifying each such lot, dwelling unit and commercial or business establishment and for reducing the time, effort and potential confusion necessitated by such identification.

(2) Application for street address number. The owner or occupant of a lot, dwelling unit and commercial or business establishment when there is more than one such establishment on a lot, to which no street address number has been previously assigned or designated or to which a duplicative number has been assigned or designated shall, prior to occupancy thereof, make application to the Township Manager or his/her designee for assignment of such street address number which, upon designation, shall be the street address number of the property.

(3) Specifications for street address number posting. The owner or occupant of each lot, each dwelling unit or each commercial or business establishment when there is more than one such establishment on a lot within the Township shall post the designated street address number on said lot, dwelling unit and commercial or business establishment in strict compliance with the following specifications and regulations:

(a) The street address numbers shall be Arabic in design and shall be constructed of a permanent and weatherproof material or possessing a permanent and weatherproof coating.

(b) Each digit constituting the posted street address number shall be not less than three inches in height.

- (c) If the lot is improved with a building or buildings, the digits constituting the posted street address number shall be secured and permanently mounted to the principal building's element (e.g., front wall or porch) most proximate to the public or private vehicular accessway providing principal access to said building.
- (d) Each digit constituting the posted street address number shall be mounted at a height not less than four feet nor greater than 10 feet above the grade or elevation of the adjoining principal vehicular accessway.
- (e) Each digit of the posted street address number together with the structure or building element to which they are affixed shall be so designed with regard to contrasting background, arrangement, spacing, size and uniformity of digits so as to be readily legible and visible during daylight hours or when illuminated by a source of artificial light by a person possessing normal vision.
- (f) Each digit of the posted street address number shall be so located so as to avoid all visual obstruction, including trees, shrubs and any other temporary or permanent structure or fixture.
- (g) If the lot has a mailbox located within the street right-of-way, the digits constituting the posted street address number shall also be permanently mounted, painted or otherwise affixed on both sides to either the mailbox or the mailbox post.
- (h) If the lot does not have a mailbox located within the right-of-way but does have a freestanding sign, the street address shall be placed on the freestanding sign. If the lot does not have a mailbox located within the right-of-way or have a freestanding sign, the street address shall be placed on a small freestanding sign which is located by the main entrance to the property. This freestanding sign shall not be larger than two square feet in size and not more than three feet in height.
- T. Bus shelter signs. A bus shelter permitted by § 240-37 may include a single off-premises sign, which shall have a maximum of two sign faces. Such sign shall have a maximum sign area of 24 square feet on each of the two sign faces. In addition, such sign may include a sign of up to four square feet identifying the agency providing public transit service.
- U. Historic wall signs. One historic wall sign shall be permitted on properties listed on the East Goshen Township Historic Resource Inventory for those uses permitted pursuant to § 240-38.5A. The sign shall be reviewed and approved by the Board of Supervisors contemporaneously with the use.
[Added 5-4-2004 by Ord. No. 129-D-04]
- (1) The sign shall be a maximum size of six square feet on each of no more than two faces.
- (2) The sign shall project no more than four feet from the face of the building.
- (3) The top of the sign shall not exceed:
- (a) One-story building: the eave height.
- (b) Two- or three-story building: the height of the second floor windowsill.

(4) The sign may be directly illuminated by a maximum of two seventy-five-watt bulbs (one for each side).

(5) The sign, and related illumination, shall adhere to the standards of §§ 240-22 and 240-24H.

Summary Sign Chart 1

Maximum Size per Type of Sign

Sign Type	Residential Districts	Residential Districts , Local Shopping facilities in Apt. dev.	Commercial Districts, Individual structure on a single lot	Commercial Districts, Structure with more than one establishment	Commercial Districts, off premises	Industrial and Business Park Districts
Wall	20% of signable area or 32 sq.ft.	4 sq. ft.	2 sq. ft. of area per linear ft. of wall signable area (60 sq.ft. maximum)	32 sq. ft.	100 sq.ft.	2 sq.ft. in area per linear ft. of wall signable area(100 sq. ft. maximum)
Free standing	32 sq.ft.	20 sq. ft. (8 ft. high)	10 sq. ft.	10 sq. ft. (5 ft. high)	20 sq. ft.	20 sq. ft.
Window	20% of window area	20% of window area	20% of window area	20% of window area	n/a	n/a

This is a summary table for general overview purposes only. This table is not part of this chapter. Please see the actual chapter text.

Summary Sign Chart 2

Maximum Size per Type of Sign
(Allowed in All Districts)

Sign Type	Maximum Size Menu Boards, Bills of Fare or Price Lists (square feet)
Menu Boards, Bills of Fare or price lists	3 (restaurants only)

Sign Type	Maximum Size Temporary Signs (square feet)
Yard/garage sales	4
Sale/rental of property	8

Sign Type	Maximum Size Temporary Signs (square feet)
Political	8
IRS/Charity	32
Work-related	30 (If const. cost exceeds \$1,000,000)

Sign Type	Maximum Size Exempt Signs (square feet)
Name Plate	2
Identification	2
Directional	4
Public Service	2
Trespassing	2


1

2 This is a summary table for general overview purposes only. This table is not part of this chapter. Please
3 see the actual chapter text.

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: 9/16/2011
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: Ordinance Amendments

Dear Commissioners:

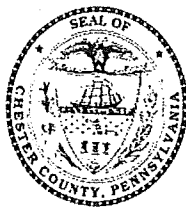
Attached is a draft of the some proposed ordinance amendments for your review and consideration. The CCPC review is in and all of their comments deal with numbering issues which have been reviewed by the solicitor and determined to be correct. I recommend that the PC make a recommendation to the Board of Supervisors for their consideration.

1. Ch 131: This amendment will align our ordinance with the new Ch. 102 requirements.
2. Ch 205: This amendment will align our ordinance with the new Ch. 102 requirements.
3. Ch. 96: This amendment will allow the Board of Supervisors to establish rules and regulations via resolution; i.e. Wildflower Meadow standards.
4. Ch 240-32.U: This amendment will allow No Impact Home Based Businesses as an accessory use in a dwelling unit. Currently the ordinance allows this use in single family dwellings only.
5. Ch 240-31.C: this amendment will permit Wireless Communication Towers to have a height of 180 feet when erected on Township owned property in the C-2 District.

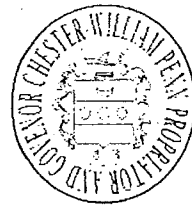
Draft Motion:

Mr. Chairman I move that we recommend that the Board of Supervisors approve these ordinance amendments as outlined, which modify the following sections of the

Township Code: Ch 131 Sedimentation and Erosion
 Ch 205 Subdivision and Land Development
 Ch 96 Brush Grass and Weeds
 Ch 240-31.C Conditional Use Standards pertaining to the Height of
 Wireless Communication Support Structures



THE COUNTY OF CHESTER



COMMISSIONERS

Terence Farrell
Kathi Cozzone
Ryan A. Costello

Ronald T. Bailey, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P.O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax: (610) 344-6515

September 2, 2011

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

Re: Zoning Ordinance, Subdivision and Land Development Ordinance, and Miscellaneous Ordinance Amendments
ZA-8-11-4726, SA-8-11-4727 and MA-8-11-4728 - East Goshen Township

Dear Mr. Smith:

The Chester County Planning Commission has reviewed the proposed amendments to the Township Code of Ordinances, which were received by this office on August 11, 2011. While we acknowledge that we have no official review comments under the provisions of the Pennsylvania Municipalities Code (MPC) pertaining to the proposed amendments to Chapters 131 and 96 of the Township Code, the proposed amendments to the Zoning and Subdivision and Land Development Ordinance chapters of the Code were reviewed pursuant to the provisions of Section 609(e) and Section 505(a) of the MPC, respectively. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION OF THE AMENDMENT:

1. East Goshen Township has proposed the following amendments to its Code of Ordinance:
 - A. Section 1 of the draft Township Ordinance addresses amendments to Chapter 131-Erosion and Sedimentation Control;
 - B. Sections 2, 3 and 4 addresses amendments to Section 205-20 – Inspections; cease and desist order of the Township Subdivision and Land Development Ordinance;
 - C. Section 5 addresses an amendment to Section 96-5 – Exceptions of Chapter 96-Brush, Grass and Weeds;
 - D. Section 6 addresses an amendment to the introductory language to Section 240-32.U of the Zoning Ordinance – No-impact home-based business; and
 - E. Section 7 addresses an amendment to the maximum height provisions for commercial communications antenna support structures in the Zoning Ordinance. The proposed ordinance language would permit a maximum height of 180 feet for support structures on Township owned property in the C-2 Local Convenience Commercial zoning district (the current ordinance language states that the maximum allowable height is 120 feet for support structures for a single provider, and 150 feet for support structures with collocated commercial communication antennae).

COMMENTS ON THE AMENDMENT:

2. According to our copy of the Township Zoning Ordinance, the maximum height provisions for commercial communications antenna support structures are set forth in subsection [iii] rather than subsection [ii] of Section 240-31.C(3)(h)[2][a], as specified in Section 7 of the draft Ordinance. This should be corrected by the Township.

Page: 2

September 2, 2011

Re: Zoning Ordinance, Subdivision and Land Development Ordinance, and Miscellaneous Ordinance Amendments

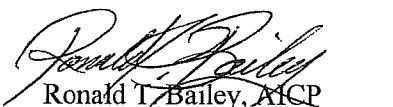
ZA-8-11-4726, SA-8-11-4727 and MA-8-11-4728 - East Goshen Township

3. In its consideration of the proposed maximum height provisions for commercial communications antenna support structures, the Township should verify whether Township owned property in the C-2 zoning district is located within the airport hazard area of the Brandywine Airport. Additional information on this matter is available from the Pennsylvania Department of Transportation, Bureau of Aviation website: <http://www.dot.state.pa.us/Internet/Bureaus/pdBOA.nsf>
4. The Township should verify the accuracy of the section references contained in Section 4 of the draft Township Ordinance.
5. The proposed ordinance language in Sections 1 and 5 of the draft Ordinance appears to be appropriate.

RECOMMENDATION: East Goshen Township should consider the comments in this letter before acting on the proposed amendment.

We request an official copy of the decision made by the Board of Supervisors. This will allow us to maintain a current file copy of your ordinance.

Sincerely,


Ronald T. Bailey, AICP
Secretary

RTB/PF

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 129-I-2011

**AN ORDINANCE OF EAST GOSHEN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 131 OF THE EAST GOSHEN TOWNSHIP
CODE TITLED, "EROSION AND SEDIMENTATION
CONTROL", SECTION 131-14.A; CHAPTER 205
TITLED, "SUBDIVISION AND LAND
DEVELOPMENT", SECTION 205-20.A; CHAPTER
96 TITLED, "BRUSH, GRASS AND WEEDS",
SECTION 96-5 AND CHAPTER 240, TITLED,
"ZONING" SECTION 240-32.U TO ALLOW A NO-
IMPACT HOME-BASED BUSINESS IN ALL
DWELLING UNITS AND SECTION 240-31.C TO
INCREASE THE ALLOWED HEIGHT OF
WIRELESS COMMUNICATION FACILITIES TO 180
FEET ON TOWNSHIP OWNED PROPERTY IN THE
C-2 DISTRICT.**

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of East Goshen Township, as follows:

SECTION 1. Chapter 131 of the East Goshen Township Code, titled, "Erosion and Sedimentation Control", Section 131-14.A shall be amended as follows:

- "A. A written notice to comply shall be sent to the permittee if at any stage the work does not conform to any of the following:
 - (i) the permit issued by the Township pursuant to this Chapter;
 - (ii) any other governmental permits issued for construction or earth disturbance, including but not limited to an NPDES permit issued by the Department of Environmental Protection or the Chester County Conservation District;
 - (iii) any conditions of such permits;
 - (iv) the plans and specifications including modifications thereof; or
 - (v) the approved runoff and erosion control plan.

Such notice shall set forth the nature of corrections required and the time within which corrections shall be made. Upon failure to comply within the time specified in the notice, the permittee shall be in violation of this Chapter, in which case the bond, if any, shall be forfeited and penalties may be imposed under Section 131-15 of this Chapter."

SECTION 2. Chapter 205 of the East Goshen Township Code, titled, "Subdivision and Land Development", Section 205-20.A shall be amended as follows:

- "A. The construction or the installation of all improvements shall at all times be subject to inspection by representatives of the Township. If such inspection reveals any of the following conditions, the Township representative is empowered to require corrections to be made and/or to issue a cease and desist order:
- (1) work has not been completed in accordance with the approved plans and specifications;
 - (2) work has not been completed pursuant to approved permits issued by any governmental agency, including but not limited to NPDES permits issued by the Department of Environmental Protection or the Chester County Conservation District;
 - (3) construction is not being conducted in a workmanlike manner;
 - (4) erosion or sediment controls are failing to prevent accelerated erosion or waterborne sediment from leaving the site of construction."

SECTION 3. Chapter 205 of the East Goshen Township Code, titled, "Subdivision and Land Development", Section 205-20.B shall be amended as follows:

"The cease and desist order may impose any or all of the following sanctions:

- (1) No lot in the subdivision shall be conveyed or placed under agreement of sale.
- (2) All construction on any lots for which a building permit has been issued shall cease.
- (3) No further building permits for any lots shall be issued.
- (4) All site work shall cease and desist."

SECTION 4. The existing language in Section 205-20.B shall be renumbered to be Section 205-21.C; Section 205-21.C shall be renumbered to be Section 205-21.D; and Section 205-21.D shall be renumbered to be Section 205-21.E.

SECTION 5. Chapter 96 of the East Goshen Township Code, titled, “Brush, Grass and Weeds”, Section 96-5 shall be amended to add the following sentence at the end of the existing language:

“The Board of Supervisors shall have the authority to establish additional rules and regulations from time to time by resolution to establish standards to assist the Code Enforcement Officer in identifying whether or not any of the above stated exceptions apply.”

SECTION 6. Chapter 240 of the East Goshen Township Code, titled, “Zoning”, Section 240-32.U shall be amended to revise the introductory sentence to read as follows:

“No-impact home-based business. Upon issuance of a permit by the Zoning Officer and payment of all applicable fees as determined by resolution of the Board of Supervisors, a no-impact home-based business shall be permitted in all zoning districts as an accessory use to a dwelling unit. A no-impact home-based business must comply with all of the following criteria:”

SECTION 7. Chapter 240 of the East Goshen Township Code, titled, “Zoning”, Section 240-31.C(3)(h)[2][a][ii] shall be amended as follows:

“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 except in the C-2 District on Township owned property where the height shall not exceed 180 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.”

SECTION 8. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 9. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 10. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____, 2011.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Louis F. Smith, Secretary

Senya D. Isayeff, Chairman

Donald R. McConathy, Vice-Chairman

E. Martin Shane, Member

Carmen Battavio, Member

Thom Clapper Ph.D, Member

F:\Data\Shared Data\Admin Dept\Township Code\Act 102\Misc amendments based on chapter 102 regs- chapter 131 205 and 96 110804.doc

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

FYI

August 5, 2011

Debra A. Shulski, Esquire
Riley Riper Hollin & Colagreco
P.O. Box 1265
Exton, PA 19341-1265

Re: Malvern Institute / Barn Alteration Plan

Dear Debbie:

After our site meeting at the Malvern Institute on July 26, 2011, I reviewed the Zoning Ordinance and the plans provided to the Township for the proposed project to convert the barn on the Malvern Institute property into administrative offices. I also reviewed your letter dated June 20, 2011. My comments are as follows:

Background:

The Malvern Institute started operations in 1948. The Township adopted its first Zoning Ordinance in 1953 and the Institute became a nonconforming use at that time.

The original structure on the property is 2 ½ stories and has a footprint of +3,100 sq feet. There is also a barn, detached garage and a springhouse on the property. The Institute constructed a 10,000 sq foot addition in 1982. The Zoning Ordinance in effect at that time did not limit the expansion of nonconforming uses.

The Institute meets the definition of a "treatment center" under the 1997 Zoning Ordinance. The standards for a treatment center are set forth in §240-31.C.(3)(mm). Treatment centers are permitted in the I-2 Zoning District as a conditional use. The Institute is located in the R-2 Zoning District and the buildings comply with the R-2 setbacks, not the setbacks required for treatment centers in §240-31.C.(3)(mm).

Proposal:

The Malvern Institute proposes to convert the barn into office space and to move the administrative offices from the main building into the barn. The existing floor space in the barn consists of a basement and one floor of space above the basement level. The Malvern Institute plan proposes to add an additional second floor area in the barn and to convert the storage use to office use for the administrative offices for the facility.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

The barn is situated in a Special Flood Hazard Area (SFHA), **Flood Zone A**, and is therefore a nonconforming structure. The definition of Flood Zone A is: "Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies." Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zoning Requirements:

Nonconforming structures and nonconforming uses:

§240-40.B.(3)(b) - states that "if a nonconforming structure is used or occupied by a nonconforming use, any alteration or enlargement of the structure shall be in compliance with the limitations of Subsection C".

§240-40.C.(2)(c) - limits the total increase in area of the nonconforming use of a structure to a maximum of 25% of the total floor area. It states that "Floor area shall be based upon the total floor area of the structure at the time the use first became nonconforming." This section also states that "if prior to the effective date of this restriction the use had been expanded by a percentage greater than 25%, it shall not be entitled to any further expansion under this section."

§240-40.C.(2)(e) - states that "the alteration or expansion of a nonconforming use of a structure or of land shall be permitted only if a special exception is granted by the Zoning Hearing Board pursuant to Article IX."

Floodplain regulations:

§240-26.B.(7)(b) - states that "the modification, expansion, enlargement, alteration, repair, reconstruction or improvement of any kind to a nonconforming use or structure located in a floodway-fringe or approximated floodplain must be authorized as a special exception by the Zoning Hearing Board..."

Conclusion:

The Malvern Institute is a nonconforming use operating in nonconforming structures. The nonconforming use has been expanded by greater than 25% since it was classified as a nonconforming use. The barn is presently used for storage and the proposed plan increases the floor area of the nonconforming use and structure. In order to proceed with the alteration and expansion of the nonconforming use in the barn, I conclude that the following zoning relief is needed:

- a. A variance from §240-40.C(2)(c) to expand the nonconforming use by more than 25%.
- b. A special exception pursuant to §240-40.C.(2)(e) in order to alter or expand a nonconforming use in a nonconforming structure.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

- c. A special exception pursuant to §240-26.B.(7)(b) to expand or alter a structure in a floodplain (note: the minimum flood proofing standards outlined in §240-26.B.(10) are applicable to this proposal).

You may apply for both the variances and special exceptions in one application since they involve the same facts and property. Please give me a call at 610-692-7171 or e-mail me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,

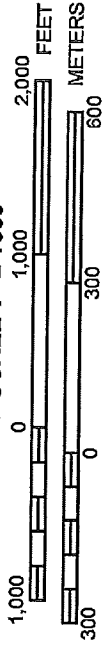


Mark A. Gordon
Township Zoning Officer

Cc: Board of Supervisors
Planning Commission
Kristin S. Camp, Esquire



MAP SCALE 1" = 1000'



NFIP

PANEL 0160 F

FIRM

FLOOD INSURANCE RATE MAP
CHESTER COUNTY,
PENNSYLVANIA
(ALL JURISDICTIONS)

PANEL 160 OF 380

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
E. GOSHEN, TWP OF	420277	0160	F
E. WHITELAND, TWP OF	420278	0160	F
MALVERN, BOROUGH OF	420281	0160	F
TREDFORNS, TWP OF	420291	0160	F
WILLISTOWN, TWP OF	422282	0160	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

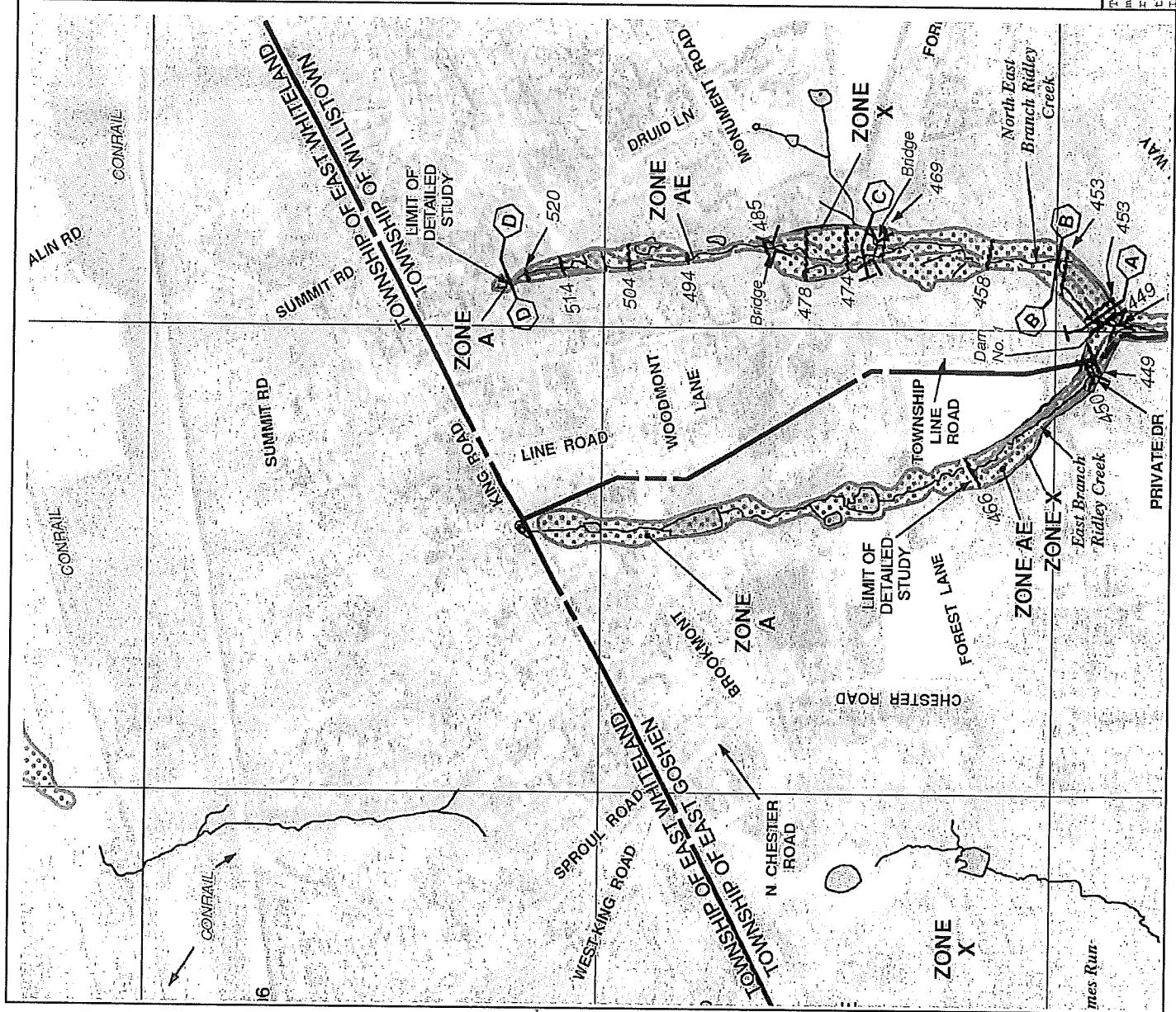


MAP NUMBER
42029C0160F

EFFECTIVE DATE
SEPTEMBER 29, 2006

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM



This is an official copy of a portion of the above referenced flood map. It was extracted using FIRMette - Desktop version 3.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at <http://www.msc.fema.gov/>.



940 King Rd. / Malvern Institute





FYI

September 7, 2011

GRANT OPPORTUNITY

In recent years, numerous municipalities, regional recreational authorities, and non-profits in southeastern Pennsylvania have undertaken a variety of open space projects. Recognizing the importance of these initiatives to preserve open land, PECO is partnering with Natural Lands Trust to provide grants to assist in these efforts. Eligible applicants include those within PECO's service area in the Philadelphia five-county region. Within the City of Philadelphia, incorporated non-profit neighborhood organizations are also eligible.

Through the Green Region program, PECO makes grants in amounts up to \$10,000. As the enclosed brochure outlines, the grants can be used with other funding sources to cover expenses such as consulting fees, trail construction, land acquisition, habitat improvement, and the cost of creating and implementing an open space plan. **Since Green Region's inception in 2004, we have awarded more than \$930,000 across the region for a wide range of open space projects, and we look forward to surpassing \$1 million in Green Region grants through this annual round!**

A committee made up of county, conservation and PECO representatives reviews proposals and awards grants each year. **The deadline for submitting funding requests is November 18, 2011.**

If you are undertaking an open space project, we hope you'll consider applying for a Green Region grant. If you know of a project in a neighboring area, please mention our program to those involved. We hope that Green Region funds will make a real difference as you work to preserve and protect farmland, watersheds, parks, and trails for this and future generations.

If you have questions, or need additional information, please contact Holly Harper, administrator of the Green Region program, at 610-353-5587 ext. 212 or hharper@natlands.org. We hope there will be an opportunity for us to support your conservation efforts.

Jeffrey W. Gordon
Corporate Relations Manager, PECO

Holly M. Harper
Green Region Program Administrator, Natural Lands Trust

In recent years, many townships and municipalities in southeastern Pennsylvania have approved open space referenda to preserve and protect...

farmland



parks and trails



and watersheds.



PECO is committed to assisting southeastern Pennsylvania's municipalities, recreational authorities, and non-profits (within the City of Philadelphia) with their on-going efforts to preserve, protect and improve open space.

Through its **GREEN REGION** program initiated in 2004, PECO has made over 100 grants totaling over \$930,000 to support open space and environmental projects throughout its service area.

GREEN REGION grants are available in amounts up to \$10,000. The grants can be used with other funding sources to cover a wide variety of planning and direct expenses associated with developing and implementing open space programs, including consulting fees, surveys, environmental assessments, habitat improvement, and capital improvements for passive recreation.



A **GREEN REGION** review committee, made up of county, conservation and PECO representatives, consider all funding proposals and make grant awards.

Program guidelines and applications can be downloaded at www.peco.com/green or www.natlands.org/greenregion.

For more information, contact Holly Harper, Green Region program administrator, at 610-353-5587 or hharper@natlands.org.



In an age when energy efficiency is helping revolutionize the way we interact with our environment, PECO is taking the lead in exploring and sharing new ideas and opportunities to reduce our impact. With access to new tools and technologies, our customers are finding the power of change is rewarding on a variety of levels. From changing over to an environmentally friendly fleet of vehicles and promoting PECO Smart Ideas (which helps our customers save energy and money) to distributing community grants to conserve and create green spaces, we're investing in projects and programs to help preserve all things green. We also educate teachers about energy and the environment so that they can transfer that learning to our youth, recycle thousands of tons of paper, metal and plastic annually, and work to maximize the energy efficiency of our daily operations. These efforts are a component of Exelon 2020: A Low-Carbon Roadmap, the comprehensive environmental strategy of PECO's parent company. Exelon 2020 sets the goal of reducing, offsetting or displacing more than 15 million metric tons of greenhouse gas emissions per year by 2020.

NATURAL LANDS TRUST

Natural Lands Trust, administrator of the Green Region program, is one of the region's largest and most comprehensive land conservation organizations and saves thousands of acres of forests, fields, streams, and wetlands each year. Since 1953, we have worked to protect landscapes in eastern Pennsylvania and southern New Jersey by preserving and caring for natural lands, healthy habitats, and clean watersheds for the benefit of people and nature.



Sample projects include:

- **Developing or updating municipal open space protection plans**
(consultant fees, expenses associated with public input, such as hall rental, advertising, printing)
- **Acquisition of open space, through fee or easement**
(direct expenses such as surveys, environmental assessments, appraisals)
- **Habitat improvement within municipally-owned open space**
(consultant fees, such as landscape architects, botanists, park designers, engineers, materials and labor costs for installation)
- **Capital improvements for passive recreation**
(planning consultant fees, materials and labor costs for constructing trails, boardwalks, kiosks, observation platforms)

We're putting our energy into the environment!



ADMINISTERED BY NATURAL LANDS TRUST