

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, November 2, 2011
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
 - 1. October 19, 2011**
- F. Acknowledge Receipt of New Applications
- G. Subdivision Plans
- H. Land Development Plans
- I. Conditional Uses and Variances
- J. Ordinance Amendments
 - 1. Zoning Ordinance Review**
- K. Old Business
 - 1. Sign Ordinance Discussion**
 - 2. Apartment Building Height Discussion**
- L. New Business
- M. Any Other Matter
- N. Meeting Dates of Importance

Nov. 1, 2011	Board of Supervisors	7:00 pm
Nov. 2, 2011	Pension Committee	1:00 pm
	Planning Commission	7:00 pm
	Park & Recreation	7:00 pm
Nov. 8, 2011	Municipal Election (Board of Supervisors will not meet)	
Nov. 9, 2011	Conservancy Board	7:00 pm
	Historical Commission	7:00 pm
Nov. 11, 2011	Veteran's Day (Offices Closed)	
Nov. 14, 2011	Municipal Authority	7:00 pm
Nov. 15, 2011	Park & Recreation w/s	10:00 am
	Board of Supervisors – Executive Session	7:00 pm
	Formal Meeting	8:15 pm
Nov. 16, 2011	Friends of EGT 501c3	7:00 pm
Nov. 17, 2011	Police Commission	8:00 am
	Local Traffic Advisory Committee	1:00 pm
	Zoning Hearing Board – (QVC)	7:30 pm
Nov. 21, 2011	Deer Committee	7:00 pm
Nov. 22, 2011	Thanksgiving Holiday Market	12 - 3 pm
	Board of Supervisors	7:00 pm
Nov. 24, 2011	Thanksgiving (Offices Closed)	
Nov. 25, 2011	Thanksgiving (Offices Closed)	
Nov. 28, 2011	West Chester Area COG (Thornbury Twp.)	7:00 pm
- O. Correspondence
- P. Goals
- Q. Adjournment

Bold Items indicate new information to review for that topic.

REMINDER – Winter Newsletter:

Article Submission Due Date

Delivery Date

November 2, 2011

January 1, 2012 (Last Delivery of Hard Copy)

draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION WORKSHOP MEETING
October 19, 2011

The East Goshen Township Planning Commission held a workshop meeting on Wednesday, October 19, 2011 at the East Goshen Township building. Members present were: Vice Chairman Susan Carty, Jim McRee, Peter Mylonas, and Dan Daley. Also present was Mark Gordon, Township Zoning Officer.

A. Pledge of Allegiance & Announcements

Susan called the meeting to order at 7:00 pm and led the Pledge of Allegiance. There was a moment of silence to remember our armed forces.

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

B. Approval of Minutes

Jim moved to approve the minutes of the October 5, 2011 meeting as corrected. Dan seconded the motion. The motion passed unanimously.

C. Conditional Use and Variances

1. QVC Network, 1365 Enterprise Drive (ZHB) – The applicant was represented by Gregory Davis, Attorney and Frank Herb, QVC. Mr. Davis distributed photos of the new logo sign and where the proposed sign will go on the building. The new sign will be at the 24 foot height that was originally approved in 1986. However, it will be moved to the corner of the building under the security camera. It will be 108.85 sq.ft., instead of the 100 sq. ft. allowed. It will be an LED light, which is softer and more energy efficient and will automatically turn on at dusk and off at dawn. Hough/Loew, the property manager for the business park, approved the sign. This is a new prototype sign that will be duplicated on all QVC buildings throughout the country. The photos showed the mature hedgerow between the business park and the adjacent neighborhood so it will not impact the residents on Linden Lane. The hours of operation will be:

Data Center – 24/7

Distribution – 6 am to 6 pm

Offices – 8:30 am to 5 pm

Public Comment – Jeff Brennan, 1508 Generals Way – He lives on the highest point in the neighborhood. There is no problem in the summer when the trees are in bloom, but in the winter he can see the satellite dish. He asked to see the photos of the proposed sign. It was his understanding, from the Township letter, that the sign would be placed next to the satellite dish and would be 24 feet high. After he examined the photos and talked to the Commission members, he had no problem with the proposal. He commented that the Township has done a very good job with screening the business park and shopping centers in East Goshen.

Peter made the following motion: Madam Chairman, I move that we recommend that the Board of supervisors support the Zoning Variance requests for QVC Inc. at 1365 Enterprise Drive for 1.) §240-22.N: for the maximum height of the proposed wall sign so long as it does not exceed 24 feet above the finished grade of the building directly beneath the sign and 2.) §240-22.Q(5): for the maximum size of the sign so long as the sign does not exceed 108.85 square feet. The property is located in the Business Park District of the Township and the proposed relief will not pose any significant impact to the character of the Business Park nor pose an impact on the adjacent residential neighborhood. Jim seconded the motion but suggested the square footage be rounded to 109 square feet. The motion passed unanimously with the amendment.

Mark announced that the Board of Supervisors will hear this proposal at their November 1st meeting and the Zoning Hearing Board date is November 17, 2011.

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G. Old Business

- 1. Sign Ordinance - Mark reported that the meeting with the owners of the 2 shopping centers went well. In both cases the landscaping has filled in now and the stores are not visible from the street. Although the Hershey's Mill Center has a sign at the traffic light, when people pass it, they don't know that they can enter at the Wellington entrance. So, they would like a second sign at that entrance.
- 2. Goshen Meadows – The Commission members discussed the Goshen Meadows proposal to develop the Smith property on West Chester Pike and the height of apartment buildings.
- 3. Winter Newsletter – Jim suggested an article about the Toll Brothers development and the improved intersection at Line Road and Paoli Pike.

H. New Business

None

I. Liaison Reports

None

J. Any Other Matter

None

H. Adjournment

There being no further business, a motion to adjourn the meeting was made by Peter and seconded by Dan. The meeting adjourned at 8:45 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshen.org

Date: 10/26/2011

To: Planning Commission

From: Mark Gordon, Township Zoning Officer *mlg*

Re: Zoning Ordinance Review

Dear Commissioners,

As a result of the recent minor Zoning Ordinance amendments we have been discussing it has been suggested that the PC look at the Zoning Ordinance more closely for any inconsistencies that may exist.

I recommend that each member be assigned a section of the ordinance to read and comment on in writing for review by the commission the following month. Once the commission has completed the review of the first seven sections, recommendations can be compiled and forwarded to the Board of Supervisors. Maybe we can make recommendations for each Article of the ordinance once we have had an opportunity to review all the chapters in the article. We can discuss this more on Wednesday since our agenda is light.

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: 10/26/2011
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlb*
Re: Signs (Flashing, LED, LCD)

Dear Commissioners:

As you all know we met with the shopping center managers from GVSC and GVS and they are going to get us some more info on what they're looking for in terms of size and look for the freestanding monument signs. I suggested a site plan indicating where the monuments will be located, any landscaping that needs to be amended and a work-up of the proposed monuments. I'll forward the information when I receive it.

I spoke with the solicitor about the prohibition of flashing signs in the C-1 and she has the opinion that if we want to prohibit flashing signs in the C-1 we would need to have a traffic study done to support the prohibition of signs in this district along West Chester Pike.

Memorandum

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1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
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Date: 10/26/2011
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlg*
Re: Maximum Height of Apartment Buildings

Dear Commissioners,

During our discussion of the maximum height allowed for Apartment Buildings I had initially removed the "or 30 feet" from the ordinance. Since today an apartment building can be 3 stories or 30 feet a building could technically be 3 stories and 60 feet tall as long as it meets one of the requirements.

I added "and 45 feet" to this revision because the last four apartment complexes built all have buildings with peak roofs with building heights between 40 and 42 feet tall to the midpoint of the ridge and the eve.

1 **§ 240-29. Planned apartment development.**

2 Planned apartment development regulations applicable to R-4, R-5 and C-4 Districts.

3 A. Specific intent. The intent of this section is to provide regulations that encourage well-planned
4 and well-designed apartment developments appropriate to the district and in harmony with adjacent
5 existing development.

6 B. Applicability. This section shall apply to any apartment development.

7 C. Apartment standards. The following standards shall be observed:

8 (1) Central water and sewer. All apartments shall be serviced by centralized water and
9 centralized sewage disposal systems.

10 (2) Underground utilities. All utilities shall be placed underground.

11 (3) Minimum lot area. Apartment developments shall provide a lot area of at least four
12 acres and a minimum average of 3,000 square feet of lot area per dwelling unit on the
13 lot.

14 (4) Maximum building coverage. The maximum building coverage shall be 20% and the
15 maximum impervious surface coverage shall be 40%.

16 (5) Setbacks. All principal buildings shall be at least 50 feet from all street right-of-way lines
17 and property lines. Garages shall be at least five feet from all side and rear property
18 lines and at least 50 feet from all street right-of-way lines.

19 (6) Maximum height. Maximum height of all buildings shall not exceed three stories and 45
20 feet or 30 feet. No dwelling unit shall be more than two stories above its ground
21 entrance without the use of elevators.

22 (7) Building separations. Each building with three or fewer stories shall:

23 (a) Have a maximum length of each wall of 100 feet in horizontal length.

24 (b) Be separated from each other building by at least 25 feet.

25 (c) Be separated from each other building by at least 1.5 times the height of the
26 tallest building.

27 (8) Maximum dwelling unit size. No dwelling unit within an apartment development
28 shall contain more than two bedrooms, and no more than 40% of the total
29 number of dwelling units shall contain two bedrooms.

30 (9) Building location, orientation and design. The location, orientation and design of
31 all buildings should give consideration for site terrain and other natural features

and conform with site design principles outlined in the Township Comprehensive Plan.

(10) Recreation/open spaces. One or more recreation/common open spaces (each with a minimum area of 2,500 square feet) shall be provided, whose total area equals at least 200 square feet per dwelling unit. All recreation/common open spaces shall be located in areas suitable for outdoor active or passive recreation (such as outdoor relaxation, walking and/or gardening). Only recreation spaces at least 20 feet from any building shall count towards the minimum required recreation/common open space. The types of recreation areas shall relate to the expected breakdown of ages of residents of the units.

(11) Driveways. The following minimum cartway widths shall be provided for any driveway within an apartment development:

Function	Minimum Cartway Width (feet)
One-way traffic, no parking	9
Two-way traffic, no parking	18
One-way traffic, parallel parking on one side	18
Two-way traffic, parallel parking on one side	27
Two-way traffic, parallel parking on two sides	34

(12) Off-street parking. The off-street parking requirements of § 240-33 shall be complied with.