

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Agenda  
Wednesday, May 2, 2012  
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. **Comments From Jon Altshul; Township CFO**
- F. Approval of Minutes
  - 1. **April 4, 2012**
  - 2. **April, 18, 2012**
- G. Acknowledge Receipt of New Applications
  - 1. **Goshen Meadows Investors / 1325 West Chester Pike (CU)**
  - 2. **SNC Lavilin / Mars Drinks / 1301 Wilson Drive (LD)**
  - 3. **Tommaso Londrillo / 1603 Ivy Ln. (DV)**
- H. Subdivision Plans
- I. Land Development Plans
  - 1. **SNC Lavilin / Mars Drinks / 1301 Wilson Drive (LD)**
- J. Conditional Uses and Variances
  - 1. **Goshen Meadows Investors / 1325 West Chester Pike (CU)**
  - 2. **Tommaso Londrillo / 1603 Ivy Ln (DV)**
- K. Ordinance Amendments
  - 1. Zoning Ordinance Review (Article IV)
  - 2. **Beekeeping**
- L. Old Business
  - 1. **Sign Ordinance Discussion**
    - a. **Draft Amendment**
    - b. **Billboards**
- M. New Business
- N. Any Other Matter
- O. Liaison Reports
- P. Meeting Dates of Importance
 

April 30, 2012	Commerce Development Commission w/s	7:00 PM
May 1, 2012	Board of Supervisors	7:00 PM
May 2, 2012	Pension Committee	1:00 PM
	Planning Commission	7:00 PM
May 3, 2012	Farmers Market	3-7 PM
	Outdoor season starts	
May 5, 2012	Township Yard Sale	9-1 PM
	Rain date is May 6	
May 9, 2012	Conservancy Board	7:00 PM
May 10, 2012	Historical Commission	7:00 PM
May 11-13, 2012	Goshen Fire Co – Mother's Day Flower Sale	
	Boot & Greenhill Rds.	
May 14, 2012	Municipal Authority	6:00 PM
	at Ridley Creek Plant	
May 15, 2012	Board of Supervisors	7:00 PM
May 21, 2012	Deer Committee	7:00 PM
May 21, 2012	Commerce Development Commission	7:00 PM
May 23, 2012	Friends of EGT 501c3	7:00 PM
	Zoning Hearing Board	7:30 PM
May 28, 2012	Offices Closed	
	Memorial Day	

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Agenda  
Wednesday, May 2, 2012  
7:00 PM**

June 2, 2012                      Historical Commission  
Civil War Event

- Q.    Correspondence
- R.    Goals
- S.    Adjournment

**Bold Items indicate new information to review for that topic.**

**REMINDER – Summer Newsletter:**

<b><u>Article Submission Due Date</u></b>	<b><u>Posted to Website</u></b>
<b><u>May 2, 2012</u></b>	<b><u>July 1, 2012</u></b>

## 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
Goshen Meadows Apartments	CU	P	4/13/2012	4/13/2012	4/26/2012	NA	4/26/2012		6/6/2012	6/12/2012	6/12/2012	6/12/2012
Mars	LD	P	4/17/2012	5/2/2012	4/26/2012	4/20/2012	4/26/2012		7/11/2012	7/31/2012	NA	7/31/2012
1603 Ivy Ln / Londrillo	V	S	4/24/2012	4/24/2012	NA	NA	4/26/2012		<b>5/2/2012</b>	6/5/2012	TBD	6/22/2012

Bold = New Application or PC action required

**Draft**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**April 4, 2012**

*The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, April 4, 2012 at the East Goshen Township building. Members present were: Chairman, Susan Carty, George Martynick, Dan Daley, Jim McRee, and Al Zuccarello. Also present were Mark Gordon, Township Zoning Officer; Ginnie Newlin, Conservancy Board; and Erich Meyer and Megann Hedgecock.*

**WORKSESSION – 7:00 PM**

- A. Minutes of the March 7, 2012 meeting were reviewed.
- B. The opinion letter from the Township's transportation engineer, Orth-Rodgers, was reviewed and impact fee discussed.
- C. The conditions for Camp K-9 were discussed. Mark said the Dog Warden is a local resident.
- D. It was decided that the members who can attend the annual street cleanup will meet along Strasburg Rd on Thursday, April 12 at 10:00 am.

**FORMAL SESSION – 7:30 PM**

**A. Pledge of Allegiance & Announcements**

Sue called the meeting to order at 7:30 pm and led the Pledge of Allegiance. There was a moment of silence to remember our armed forces.  
Sue asked if anyone would be recording the meeting. There was no response.  
Sue announced that there will be a workshop meeting on Wednesday April 18 to discuss the sign ordinance.  
Sue welcomed new commission member Nathan Kline. Nathan is a new resident and works for Pennoni. She also announced that Adam Knox, who was previously on the Conservancy Board, will fill the remaining position on the Commission.  
Any non-agenda comments – Ginnie Newlin reported that the Master Gardeners will be holding a flower sale in East Goshen at the end of April. Also, she asked the Commission members to project their voices so everyone can hear all conversation.

**B. Approval of Minutes**

The Chairman noted that the minutes of March 7, 2012 were approved as corrected.

**C. Acknowledge Receipt of New Applications**

The Chairman acknowledged receipt of a new application from Anthony P. Renzi, Jr., 219 Ellis Lane.

**D. Subdivision/Land Development Plans – None**

**E. Conditional Use and Variances –**

**1. 1303 West Chester Pike**

Brian Nagle, Esquire, was present along with Jason Morgera, owner of Camp K-9 Paradise for Paws and Jeff Laufer, Architect. Brian provided copies of the revised plan which includes dimensions, parking spaces, and handicapped parking space. He commented that they received the Township traffic consultant's opinion letter, which indicates that the circulation of traffic is sufficient.  
Jeff presented a photometric plan showing illumination levels at the back of the building. The current lights are 70 W and the upgraded lights will be 150 W. He recommends keeping the current mounting height with the larger lights.

Questions/Comments from Commission members:

Nate asked about the permeable surface indicated in the rear. Jason explained that this is for future parking if needed.

1 Jim asked about the front parking spaces. Mark verified that the size of the angled parking spaces in front is  
2 okay.

3 Al asked about the logistics of dogs arriving. Jason gave an explanation of the plan to use 10 minute time  
4 slots for drop off and pickup of the dogs.

5 Dan asked about the website. Jason explained that customers will be able to enroll on line. He hopes this  
6 will encourage long term contracts.

7 Dan asked about the Orth-Rogers letter. Brian commented that the predictions are slightly different in each  
8 report. The only thing he doesn't agree with is the impact fee, which will be discussed with the Board of  
9 Supervisors.

10 Jim would like to see a timeframe for payment of the impact fee.

11 Al made the following motion:

12 Madam Chairman, I move that we recommend that the Board of Supervisors approve the Conditional Use  
13 application for Camp K-9 Paradise For Paws, to operate a Kennel/Dog Daycare business on the property at  
14 1303 West Chester Pike in accordance with the application and the plans dated 2/28/12 last revised on 4/4/12  
15 along with applicants' representation during their presentations to the Planning Commission and with the  
16 following conditions:

- 17 1. The applicant agrees to limit the number of dogs on the property to a maximum to 120 at any one time.
- 18 2. The applicant agrees to keep accurate accounting of the number of dogs on the property on a daily basis.
- 19 3. The applicant is aware of and acknowledges the Township noise ordinance requirements for dog barking  
20 and will present testimony to the Board of Supervisors outlining how this operation will meet the  
21 standards of the ordinance. The testimony will also address how Camp K-9 will address excessive dog  
22 barking noise complaints.
- 23 4. The applicant agrees to allow the Township to conduct a traffic count of the vehicles entering the  
24 property during the Peak AM and Peak PM hour to determine the amount of traffic generated by this use  
25 and to determine the trips generated approximately 90 days after full capacity.
- 26 5. The applicant agrees to pay the traffic impact fee outlined in the Township Code and the MPC for the  
27 new development minus the number of trips associated with the previous use, if the impact fee is  
28 determined to be applicable to this project.
- 29 6. The applicant agrees to install the reserved parking noted on the plan in the event that the need arises or  
30 when the Township Zoning Officer determines the additional parking to be necessary.
- 31 7. The parking vehicle access surfaces shall be repaired where needed, as determined by the Township  
32 Zoning Officer, and all parking areas re-stripped prior to the issuance of a use and occupancy certificate.
- 33 8. The existing wall and freestanding signs will be refaced and no additional sign area shall be added to  
34 these two signs.
- 35 9. The applicant agrees to install 150W HPS lights at the rear of the building to improve lighting.
- 36 10. The applicant will follow all applicable federal, State, County and Local laws and secure all proper  
37 permits prior to construction of the improvements depicted on the plans.

38 Jim seconded the motion. Discussion: Jim feels #2 is unreasonable. Jason said that all dogs will be  
39 accounted for at all times.

40 Public Comments:

41 Ginnie asked who will be supervising. Jason acknowledged that he will be responsible. He explained for her  
42 the process of getting the dogs outside to play. He also described the flooring material as the best available.  
43 The motion passed unanimously. The applicant accepts the conditions.

## 44 45 **2. Anthony P. Renzi, Jr., 219 Ellis Lane/DV**

46 Anthony Renzi was present and explained that he submitted an application along with letters from neighbors  
47 giving support for the project. He is asking for zoning variance relief from the side yard in order to construct  
48 a detached garage at his property, 219 Ellis Lane. The request is for 8' of relief. The lot is very narrow with  
49 a steep grade in the rear. The existing shed will be removed to make room for the garage. Jim asked if he  
50 would consider 16' wide instead of 24'. Anthony replied that they need room for 2 cars with storage in the  
51 rear of the garage. It will be a pole barn with 10' high walls and 14' to the peak of the roof. Turn around  
52 space was discussed. He plans to screen the garage from the neighbors with fence and plantings on a  
53 retention wall.

54 Al made the following motion:

1 Madam Chairman, This property is a narrow and deep lot; approximately 100' wide and 417' deep and  
2 sloped significantly in the side yard such that a conforming structure could cause more impact to the  
3 environment and property than the proposed solution. The applicant did not create this condition nor will  
4 granting this relief alter the character of the neighborhood. I move that we recommend that the Board of  
5 Supervisors support Mr. Renzi's Variance request to build a garage with a side yard setback of no less than  
6 12 feet which represents 8 feet of relief with the following conditions:

- 7 1. The applicant shall follow all applicable federal, state and local laws and secure all proper permits prior  
8 to construction of the improvements depicted in the variance application and the testimony of the  
9 applicant.
  - 10 2. The applicant shall screen along the northern side of the building to soften the impact to neighbors.
- 11 Jim seconded the motion. The motion passed unanimously.  
12

13 **F. Old Business**

- 14 1. Discussion of the sign ordinance was tabled until the workshop meeting on April 18, 2012.
- 15 2. Mark reported that the proposed amendment to the ordinance regarding apartment height came back from  
16 the County with no changes. Dan made the following motion: Madam Chairman, I move that we  
17 recommend that the Board of Supervisors approve the Zoning Ordinance text amendment, 129-C-2012,  
18 amending the Maximum Building Height requirement for Apartment buildings. This amendment will clarify  
19 and simplify an awkwardly written provision of the code. Jim seconded the motion. The motion passed  
20 unanimously.  
21

22 **H. New Business - None**

23  
24 **I. Liaison Reports - None**  
25

26 **J. Any Other Matter -** Sue thanked Megann for her years of service as a member of Planning Commission and  
27 presented her with a certificate and a gift. Refreshments followed.  
28

29 **H. Adjournment**

30 There being no further business, a motion to adjourn the meeting was made by Dan and seconded by George.  
31 The meeting adjourned at 9:15 p.m.  
32  
33

34 Respectfully submitted, \_\_\_\_\_  
35 *Ruth Kiefer, Recording Secretary*  
36  
37

**Draft**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**April 18, 2012**

*The East Goshen Township Planning Commission held a regularly scheduled workshop meeting on Wednesday, April 18, 2012 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, George Martynick, Dan Daley, Jim McRee, Adam Knox and Nathan Cline. Also present were Mark Gordon, Township Zoning Officer and Ed McFalls, representing Village Square Shopping Center.*

**A. Pledge of Allegiance & Announcements**

Sue 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.

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

**B. Ordinance Review**

1. Sign Ordinance Discussion

Mark mentioned that the Board of Supervisors passed a resolution to give the Planning Commission time to review the sign ordinance. They have until September 2012.

There are 2 commercial shopping centers in East Goshen –

1) Village Square in R1 is governed under C2 and allowed one 32 sq. ft. sign at the primary entrance. The secondary entrance is owned by Wellington.

2) Goshen Village, as a condition under their original agreement, no signs are allowed. Mark feels this center has not been successful because it is not visible. They would have to go to the Zoning Hearing Board to get a change.

Page 10, P (b) – Adam feels with a primary sign at the entrance, a secondary sign could be allowed at a certain distance from the entrance. Nathan commented that since Goshen Village is on a corner, they could have 2 primary and 2 secondary signs.

Sue doesn't think the small town centers will survive over the next 10 years, unless they focus on a theme.

Jim suggested that a real estate open house sign be allowed 2 days before the open house and pick up immediately after the open house.

Sue asked about sound emitting signs. They are not permitted and the only ones Mark knows of are PennDOT signs.

Village Square discussion:

Ed McFalls mentioned that the anchor tenants, Giant and Rite Aid, like the increased size of the proposed sign. He would like to put a secondary sign, similar to the current sign, at the point on Boot Road where the turn-in lane begins. If the proposal for the new, larger sign meets the parameters, he would appreciate approval.

Dan, regarding the secondary sign, feels that people who go by on a regular basis will see the main sign. He feels a sign at the Wellington entrance makes more sense.

Sue agreed with Dan and that is why she would like to have a distance requirement between the signs. She suggested that the Commission members try to visualize what they want East Goshen to look like 10 years from now.

George suggested a small arrow sign saying "Shopping Center Ahead".

Sue feels that the increased primary sign will be large enough, so a secondary sign will not be necessary.

Mark mentioned that the YMCA would like to put a larger sign at the entrance on Airport Road and a secondary sign on Paoli Pike.

2. Zoning Ordinance, Article IV Discussion

Industrial Parks – Page 2, line 43 – parking in the front yard. Mark mentioned that Tecniplast redid their parking lot to meet the ordinance requirements but kept the remaining space in reserve. Also, QVC wanted to put handicapped spaces close to the door, so some of the parking area was in the front yard. Mark commented that the Commission can increase this to 60% impervious to provide for additional parking. An example of residential in Industrial is the Hicks property.

Page 3, line 16 - Jim raised the subject of keeping of animals and animal husbandry. There was discussion of these terms and when they are used. Jim mentioned that bee hives are listed under animal husbandry. A hive can hold up to 10,000 bees. He feels bees should be removed from Animal Husbandry, limit the number of hives per acre and the distance from the property line. Hives need to face the southeast and bees use 20 feet of space to fly into the hive. Jim also mentioned that this could be a home business. Jim will look at other ordinances for examples.

Temporary Use - Jim suggested that the temporary use should be limited to 1 year but may be renewed for 2 years.

Page 3, line 18 – Dan pointed out that a daycare is permitted as an accessory use and also as a conditional use if there are more than 6 children.

The I2 and BP only mentions solar, not wind. Solar wind generated systems are an accessory use and has to be accessory to the primary use.

**C. Any Other Matter**

Mark mentioned that the Goshen Friends School wants to purchase the residence at the corner of Rt. 352 and Boot Road but the structure doesn't meet school setbacks. Jim feels it would be a self-imposed hardship if they purchase it aware of the restrictions.

At the May meeting, Mark mentioned that Mars and Goshen Meadows will be discussed. Goshen Meadows wants to build 5 buildings with 12 units in each one and put 5 units in the Smith house.

**D. Adjournment**

There being no further business, a motion to adjourn the meeting was made by George and seconded by Dan. The meeting adjourned at 9:45 p.m.

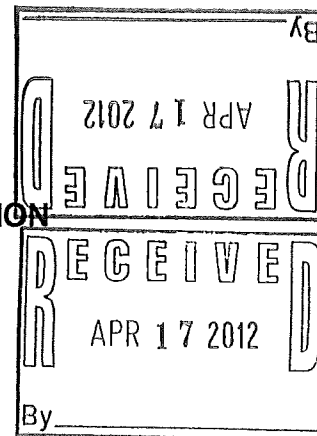
Respectfully submitted, \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*





**EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PA**

**SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION**



Date Filed: 4/17/2012

Application for (Circle one):

Subdivision Land Development Subdivision & Land Development

A. Application is hereby made by the undersigned for approval of a Subdivision and or Land Development Plan, more particularly described below.

1. Applicant's name: Mike Politi SNC Lavalin Project Services

Address: 436 Creamery Way Suite 100 Phone: 610-524-5920  
Exton, Pa. 19341

Fax: 610-524-2443 Email: mike.politi@snelavalin.com

2. Name and address of present owner (if other than 1. above)

Name: Mars Drinks (Flavia Beverage Systems, LLC)

Address: 1301 Wilson Drive West Chester Phone: 610-240-2500

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

3. Location of plan: 1301 Wilson Drive

4. Proposed name of plan: Mars Drinks

5. County Tax Parcel No.: 53-3-1.6 Zoning District: I-1

6. Area of proposed plan (ac.): 29.305 Number of lots: 1

7. Area of open space (ac.): N/A

8. Type of structures to be constructed: Removal of Blacktop

9. What provisions are to be made for water supply and sanitary sewer? Existing

10. Linear feet of road to be constructed: N/A

11. Name of Engineer: (Andrew Eberwein) Edward B. Walsh and Assoc. Inc.

Phone Number: 610-903-0029 Fax: 610-903-0080

Email address: andy@ebwalshinc.com

**EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA  
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION**

**SUBDIVISION AND/OR LAND DEVELOPMENT CHECKLIST**

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the State of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application Process and the Review Process. The application process must be completed in its entirety prior to the advancement into the Review Process.

**\* Review the formal Planning Commission review procedure on page five.**

**Application for (Circle all appropriate):**      Subdivision      Land Development

**Applicant Information:**

Name of Applicant: SNC Lavalin

Address: 436 Creamery Way Suite 100 Exton Pa. 19341

Telephone Number: 610-524-5920      Fax: 610-524-2443

Email Address: mike.polito@snc-lavalin.com

Property Address: 1301 Wilson Drive

**Property Information:**

Owner's Name: Mars Drinks (Flavia Beverage Systems, LLC)

Address: 1301 Wilson Drive West Chester Pa. 19380

Tax Parcel Number: 53-3-1.6      Zoning District: I-1      Acreage: 29.305

**Description of proposed subdivision and or land Development:**

Rework entrance drive and remove parking. Create 'green' site.

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**EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA  
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION**

**Application Process Checklist (Administrative use only):**

<b><u>Item</u></b>	<b><u>Date Complete</u></b>
1. Completed Township Application Form: .....	<u>4-17-2012</u>
2. Township application and review fees paid:.....	<u>4-17-2012</u>
3. County Act 247 Form complete: .....	<u>4-17-2012</u>
4. Appropriate County Fees included: .....	<u>4-17</u>
5. 11 Copies of sealed Sub / LD plans: .....	<u>4-17</u>
6. 11 copies of other required plans:	
a. Landscape: (sealed).....	<u>4-17</u>
b. Conservancy: (sealed).....	<u>N-A</u>
c. Stormwater Management: (sealed).....	<u>4-17</u>
7. Three copies of the stormwater report and calculations: .....	<u>4-17</u>
8. Copies of supplementary studies, if required:	
a. Traffic Impact Study:.....	<u>N-A</u>
b. Water Study: .....	<u>N-A</u>
Application accepted on <u>4-18-2012</u> by <u>MARK A. GORDON</u>	
Official Signature <u></u>	Title <u>TWP. ZONING OFFICER</u>

**Review Process Checklist (Administrative use only)**

<b><u>Item</u></b>	<b><u>Date Complete</u></b>
1. Date of first formal Planning Commission Meeting following complete submission of application, (Day 1):.....	<u>5-2-12</u>
Date Abutting property letter sent: ..... <u>1000' LTR</u>	<u>4-25-12</u> TO WGT ZONING OFFICER
2. Date presented to Planning Commission: .....	<u>5-2-12</u>
3. Date submitted to CCPC: .....	<u>4-20-12</u>
4. Date submitted to Township Engineer: .....	<u>4-25-12</u>
5. Date by which the PC must act, (Day 70): .....	<u>7-11-12</u>
6. Date by which Board of Supervisors must act, (Day 90): .....	<u>7-31-12</u>
7. Date sent to CB: .....	<u>4-25</u>
8. Date sent To MA: .....	<u>4-25</u>
9. Date sent to HC: .....	<u>4-25</u>
<del>10. Date sent to PRB: .....</del>	<del>.....</del>
11. Date sent to TAB: .....	<u>4-25</u>

**EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA  
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION**

12. Name of Land Planner: N/A

Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

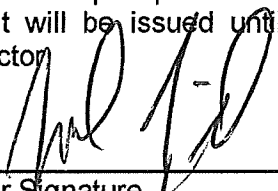
Email address: \_\_\_\_\_

- B. I/We agree to reimburse the Township of East Goshen for such fees and expenses the Township may incur for the services of an Engineer(s) in investigations, tests, and review in relation to the Subdivision Plan.
- C. I/We agree to post financial security for the improvements depicted on the Subdivision and or land Development Plan pursuant to the Subdivision and Land Development Ordinance.
- D. I/We agree to reimburse the Township of East Goshen for all inspection fees at the actual cost to Township.

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**NOTICE**

The Township requires an Occupancy Permit before any building can be occupied; no Occupancy Permit will be issued until final inspection and approved by the Zoning Officer and Building Inspector.

  
\_\_\_\_\_  
Owner Signature


  
\_\_\_\_\_  
Applicant Signature

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**Administrative Use**

Fees received from applicant \$ 600<sup>00</sup> basic fee, plus \$ \_\_\_\_\_ per lot \$ 2000<sup>00</sup> RESROW  
FOR PRO. & CONSULTANT

For \_\_\_\_\_ lots = \$ \_\_\_\_\_.

Application and plan received by:  Date: 4/17/2012  
(Signature)

Application accepted as complete on: 4/18/2012  
(Date)

FILE COPY

Conditional Use Application and Checklist

RECEIVED  
BY: \_\_\_\_\_  
APR 13 2012

East Goshen Township

To: Township Zoning Officer

Name of Applicant: Goshen Meadows Investors, L.P.

Applicant Address: c/o Scott Fagan, P.O. Box 446, Narberth, PA 19072

Telephone Number: 610-667-1700 ex 305 Fax: 610-668-2249

Email Address: asf@mmcrent.com

Property Address: West Chester Pike & Mary Fran Drive

Tax Parcel Number: 53-06-56 Zoning District: C-4 Acreage: 18.7514

Description of proposed use: See Attached

Conditional Use is provided in Zoning Ordinance Section: 240-16(C)(3)

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

[Signature] April 11, 2012  
Signature of Applicant Date

Attest: [Signature]

\* Review the formal Planning Commission review procedure on page three.

RECEIVED  
BY: \_\_\_\_\_  
APR 13 2012

## Conditional Use Application and Checklist

### Township Administration use only:

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the state of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application process and the Review Process. The application process must be completed in its entirety prior to the applications advancement into the Review Process.

### Application Checklist:

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form: .....	<u>4-13-12</u>
2. All related materials submitted: .....	<u>4-13</u>
3. Township application and review fees paid: .....	<u>4-13</u>

Application accepted as complete on 4-13-2012 by MARIL GORDON

Official Signature:  Title: TWP. Zoning Officer

### Review Process Checklist

<u>Item</u>	<u>Date</u>
1. Start date: .....	<u>4-13-12</u>
2. Date of first formal Planning Commission Meeting following Submission of complete application: .....	<u>5-2</u>
3. Sent to Twp. Engineer: .....	<u>4-26</u>
4. Date presented to Planning Commission: .....	<u>5-2</u>
5. Abutting Property Letter sent: .....	<u>4-26</u>
6. Date sent to CB: .....	<u>"</u>
7. Date sent To MA: .....	<u>"</u>
8. Date sent to HC: .....	<u>"</u>
<del>9. Date sent to PRB: .....</del>	<del>.....</del>
10. Date sent to TAB: .....	<u>"</u>
11. Date by which the PC must act: .....	<u>6-6</u>
12. Date by which Board of Supervisors must act: .....	<u>6-12</u>
13. Drop Dead Date; (Day 60): .....	<u>6-12</u>
14. Conditional Use Hearing Date: .....	<u>6-12</u>
15. Dates of hearing advertisement: .....	<u>&amp;</u>
16. Property Posted: .....	<u>.....</u>

## PROJECT NARRATIVE

Applicant: Goshen Meadows Investors, LP

Property: 1325 West Chester Pike, Tax Parcel No. 53-6-56

Zoning: C-4 Planned Highway Commercial District

Requested Approvals:

1. Conditional Use Approval for a Planned Apartment Development pursuant to Section 240-16.C(3) of the Zoning Ordinance;
2. Conditional Use Approval for the adaptive re-use of a historic resource by residential conversion into one or more dwelling units (four units) pursuant to Section 240-38.5.A(2)(c) of the Zoning Ordinance.

The Applicant, Goshen Meadows Investors, LP, is the equitable owner of the property located at 1325 West Chester Pike (S.R. 3) consisting of 5.89-acres of land (the "Property"). The Property is currently improved with a historic dwelling (identified as BLDG 6 on the Plan). The Applicant requests approval from the Board of Supervisors to develop the Property with a sixty-four (64) unit Planned Apartment Development pursuant to Section 240-16.C(3) of the Zoning Ordinance consisting of five new apartment buildings containing 12 units in each and the adaptive re-use of the existing dwelling as four apartment units. The Planned Apartment Development shall be in compliance with the regulations set forth in Section 240-29 of the Zoning Ordinance. Additionally, Goshen Meadows proposes to convert the existing historic structure into four apartments, therefore, conditional use approval pursuant to Sections 240-38.5.A(2)(c) and 240-38.7 is requested.

Below are the zoning ordinance sections applicable to the Plan:

1. Section 240-27.B(3)(a) of the Zoning Ordinance applies to developments which contain 25 or more dwelling units and provides: "All buildings shall have vehicle access upon a minor street, service road, common parking lot or similar area and not directly upon on an arterial highway or collector street." The proposal is for the new apartment buildings to have access off of Mary Fran Drive which is a private street classified as a minor or local street therefore, we believe that this section of the Zoning Ordinance is met.

2. Section 240-27.B(3)(e) of the Zoning Ordinance requires two or more points of vehicular access to and from "public streets" serving developments with 25 or more dwelling units. The proposed apartment community is proposed to be accessed by a boulevard entrance onto Mary Fran Drive and a grass-paver emergency access entrance road onto West Chester Pike. The Township considers Mary Fran's access to Rt. 3 and the emergency access both as points of vehicular access therefore the Plan is in compliance with this provision.

3. Section 240-29.C(6) of the Zoning Ordinance provides that the maximum height of all buildings shall not exceed three stories or 30-feet. The use of the word "or" means that the apartment buildings must meet one of these alternative standards; three stories or 30-feet. The proposed building height is 52 feet maximum with a building height as defined by the zoning ordinance to be 45 feet no more than three stories in compliance with this provision.

4. Goshen Meadows intends to combine its existing apartment development property with the Property into a single parcel in order for compliance with the following sections to be considered on the property as a whole:

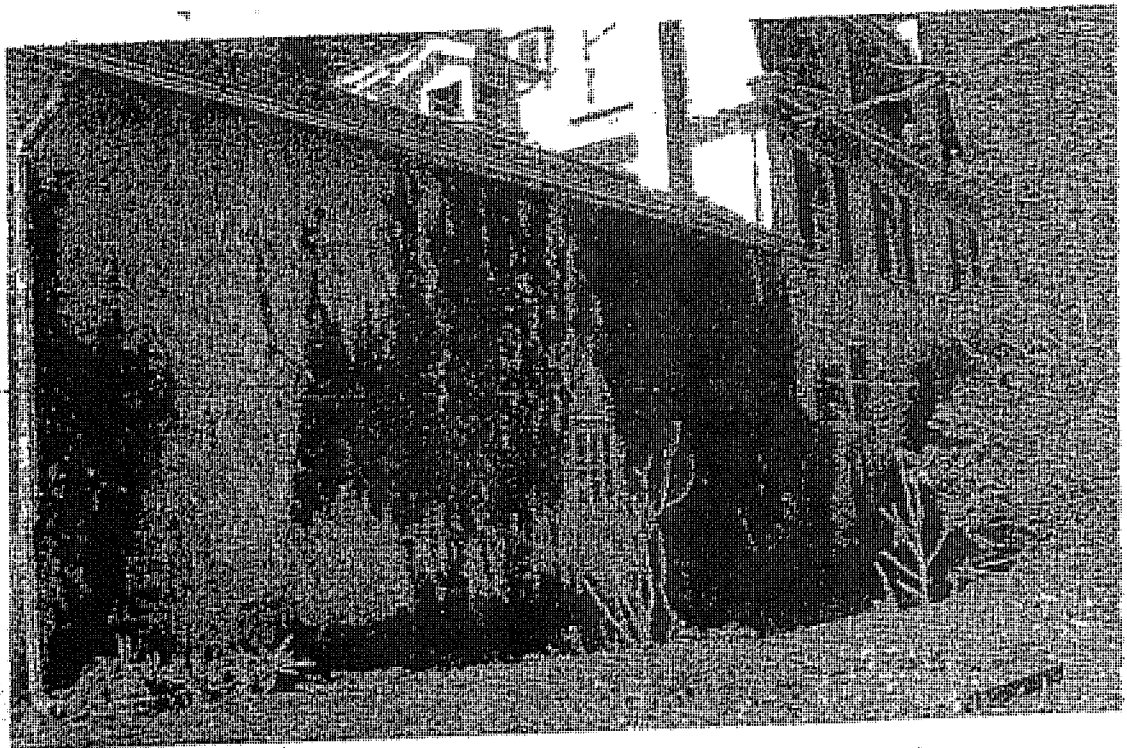
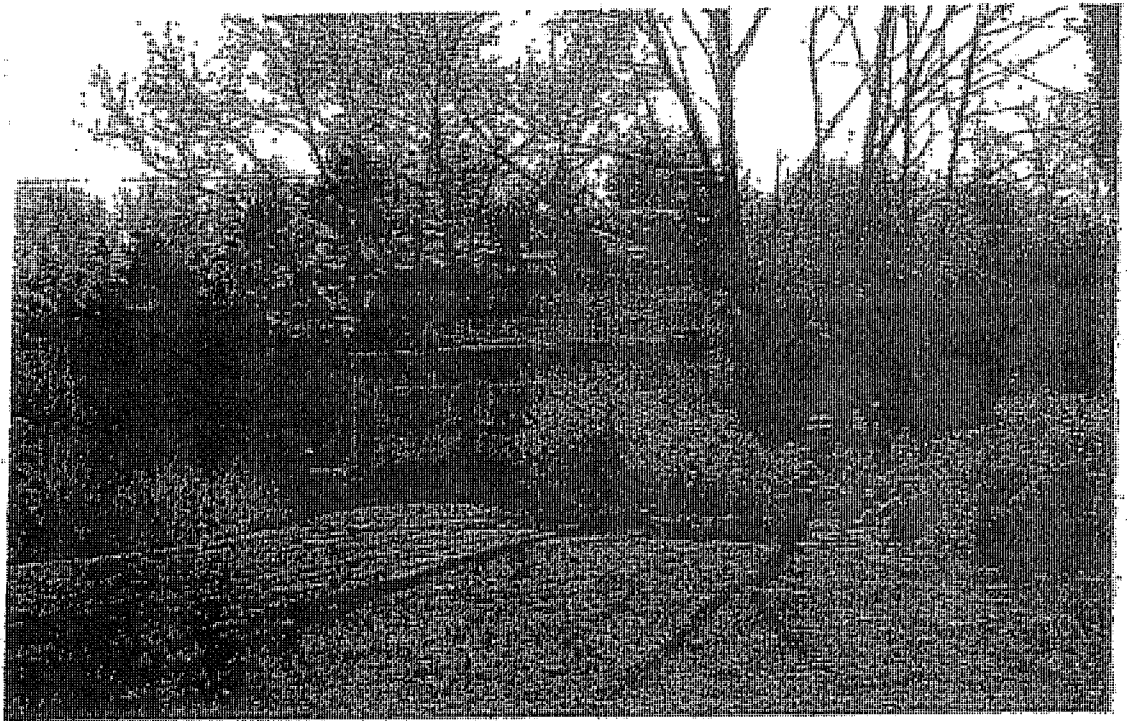
- a. ZO Section 240-29(C)(5) requiring that all principal buildings shall be at least 50-feet from all street right of way lines and property lines. Because the property line between the existing Goshen Meadows property and the Property will be eliminated when the parcels are merged, the 50-foot setback requirement will not be violated
- b. ZO Section 240-29.C(3) requires 3,000 square feet of lot area per dwelling unit on the lot. A total of 256 units on both properties combined is equal to 3,082 square feet per unit.
- c. ZO Section 240-29.C(8) limits the size of apartments to 2 bedrooms and requires that no more than 40% of the total number of dwelling units contain 2 bedrooms. Mostly 2 bedroom units are proposed with the total number of 2 bedroom units in the existing and proposed development in compliance with the 40% ratio.
- d. ZO Section 240-29.C(4) provides maximum building coverage of 20% and maximum impervious surface coverage of 40% both of which comply when the properties are considered together.

5. Section 240-38.8 of the Zoning Ordinance. No proposed exterior physical changes are proposed to the historic dwelling except for possibly the installation of a new roof and windows to fit with the style of the dwelling. The proposed five new apartment buildings are similar in footprint to the historic dwelling making the feel of the proposed apartment community consistent in character with the dwelling. Based on the fact that no exterior physical changes are proposed to the historic dwelling, the Applicant requests a waiver from the requirement in Section 38.8.A(5) of the Zoning Ordinance to submit a Historic Resource Impact Study.

WAIVER  
REQ.



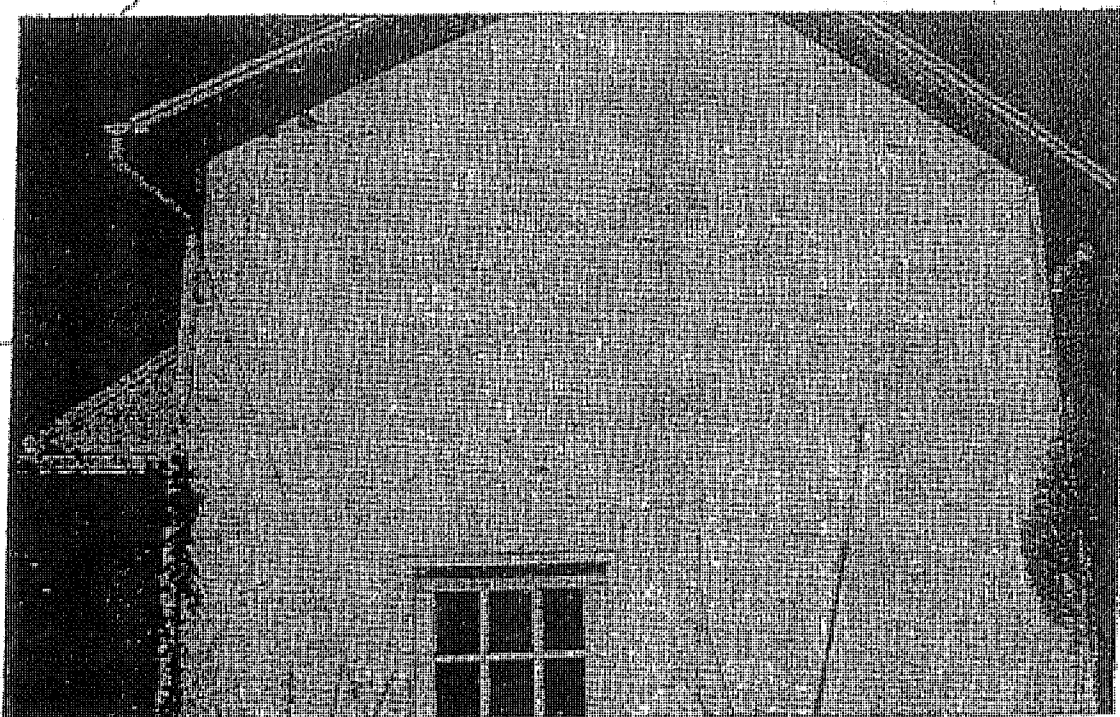




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(610) 431-8455

p.14



Aug 16 04 11:49a

(610) 431-8455

p.15





**BOARD OF SUPERVISORS**  
**EAST GOSHEN TOWNSHIP**

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

March 26, 2012

Dear Property Owner:

The purpose of this letter is to inform you that Goshen Meadows Investors, LLC, has submitted a Conditional Use application seeking approval for a Planned Apartment Development on the Property at 1325 West Chester Pike, West Chester, PA, 19382. The subject property is adjacent to the existing Goshen Meadows Apartment community. The applicant proposes to build five (5), twelve (12) unit buildings, and convert the existing single family historic home on the property to a four (4) unit apartment building for a total of sixty four (64) new apartments. The property is located in the C-4, Planned Highway Commercial Zoning District, where Planned Apartment Developments are permitted by conditional use pursuant to §240-16.C.(3) of the Township Zoning Ordinance.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of Conditional Use applications.

**The meeting dates and times scheduled for the review and discussion of this application are outlined below and subject to change.**

**May 1, 2012**

**Board of Supervisors meeting (7:00 PM)**

The Board will consider a waiver request from the applicant requesting relief from the requirement to submit a Historic Resource Impact Study with their application for the adaptive reuse of an Historic Resource.

**May 2, 2012**

**Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)  
(Presentation of Application)**

**May 10, 2012**

**Historical Commission meeting (7:00 PM)  
(Presentation of Application)**

**June 6, 2012**

**Planning Commission meeting (workshop at 7:00 pm, formal meeting at 7:30 pm)**

**June 12, 2012**

**Board of Supervisors meeting (7:00 pm) (Conditional Use Hearing)**

The meetings and hearings listed above are held at the Township Administration Building, 1580 Paoli Pike, and are open to the public. The application is available for public review during normal business hours at the Township Administration Building. If any person who wishes to attend the meetings has a disability and/or requires an auxiliary aid service or

BOARD OF SUPERVISORS  
EAST GOSHEN TOWNSHIP

other accommodation to observe or participate, he or she should contact the Township at 610-692-7171 to discuss how those needs may be accommodated.

Please give me a call or email me at [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org) if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Gordon', followed by a horizontal line.

Mark A. Gordon  
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [mgordon@eastgoshe.org](mailto:mgordon@eastgoshe.org)

---

Date: 4/26/2012  
To: Planning Commission  
From: Mark Gordon, Zoning Officer *mlg*  
Re: Londrillo Variance, 1603 Ivy Ln.

Dear Commissioners,

Mr. Londrillo has submitted an application for zoning variance relief from the side and rear yards in order to construct a detached accessory building at his property at 1603 Ivy Ln. Mr. Londrillo demolished an existing 30' x 20' accessory building after a tree crushed it earlier this year. The damaged structure is permitted to be replaced in the same location with one that is the same size or smaller however Mr. Londrillo removed the previous structure and began replacing it with a 30' x 32' accessory building in the same general location. Mr. Londrillo did not secure a permit for the new building; the Township was notified of the construction and issued a stop work order. The township is requiring Mr. Londrillo to secure the appropriate zoning relief prior to continuing with the work.

**I suggest you visit the property to see this building.**

## DRAFT MOTION:

To Support:

Madam Chairman, this property contained a legal non conforming structure that was destroyed by a tree that fell on it during a storm in early 2012. The new structure is erected in the same general location and is somewhat larger however the building is well screened by an established vegetative area. I recommend that the Planning Commission recommend that the Board of Supervisors support Mr. Londrillo's request for a variance due to the fact that the proposed building is replacing one of similar size and utility in the same general location and it will not alter the character of the neighborhood; with the following conditions.

1. Mr. Londrillo agree to enhance the vegetative screening with evergreens as determined appropriate by the Township.
2. The building shall only be used for storage for the principle single family use and not for any business storage use.

**EAST GOSHEN TOWNSHIP**  
**ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199  
PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant:

Tommaso Landrillo

Applicant Address:

1603 Ivy Ln. Westchester PA

Telephone Number:

610-348-7677

Fax Number:

Email Address:

Property Address:

1603 Ivy Ln. Westchester

Tax Parcel Number:

53-2-40.01

Zoning District:

~~R-2~~  
R-2

Acreage:

1.8

**Purpose of Application (check one)**

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

**Sections of Zoning Ordinance in which relief is sought:**

§ 240-9.6

MINIMUM SIDE YARD

MINIMUM REAR YARD

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

SEEKING RELIEF OF 6 FEET FOR THE SIDE YARD  
SETBACK AND 42' FEET FOR THE REAR YARD SETBACK  
TO REPLACE A 20' X 30' ACCESSORY BUILDING DAMAGED  
BY A FALLEN TREE.

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

Signature of Applicant

Date

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



**EAST GOSHEN TOWNSHIP**  
**ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199  
PHONE (610)-692-7171 FAX (610)-692-8950

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the state of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application process and the Review Process. The application process must be completed in its entirety prior to the applications advancement into the Review Process.

Applicant Name: TOMASSO LONDRILLO

**Application Process Checklist (Administration use only):**

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form: .....	<u>4-24-12</u>
2. All related materials submitted: .....	<u>4-24</u>
3. Township application and review fees paid: .....	<u>4-24</u>

Application accepted on 4-24-12 by MARK GORDON

Official Signature  Title TWP. Zoning Official

**Review Process Checklist**

<u>Item</u>	<u>Date</u>
1. Start date: .....	<u>4-20-12</u>
2. Date of first formal Planning Commission Meeting following complete application: .....	<u>5-2</u>
3. Date sent to CCPC: .....	<u>—</u>
4. Date sent to Township Engineer: .....	<u>—</u>
5. Date presented to Planning Commission: .....	<u>5-2</u>
6. Date sent to CB: .....	<u>4-26</u>
7. Date sent To MA: .....	<u>"</u>
8. Date sent to HC: .....	<u>"</u>
9. Date sent to PRB: .....	<u>—</u>
10. Date sent to TAB: .....	<u>"</u>
11. Date by which the PC must act: .....	<u>6-6</u>
12. Date by which Board of Supervisors must act: .....	<u>6-19</u>
13. Drop Dead Date; (Day 60): .....	<u>6-22</u>
14. Zoning Hearing Date: .....	<u>—</u>
15. Dates of public advertisement: .....	<u>—</u> & <u>—</u>

NOTE: LOCATION OF OLD GARAGE  
TAKEN FROM AERIAL PHOTOS AND  
WAS NOT LOCATED ITS IS APPROXIMATE  
AND NO DIMENSION ARE GIVEN TO IT'S  
EXACT LOCATION AND R. H. SMITH SURVEYORS  
DOES NOT ACCEPT ANY RESPONSIBILITY  
FOR THE ACCURACY OF THE LOCATION AND SIZE.

LANDS N/F OF  
UNITED CHURCH OF CHRIST  
UPI# 53-2-41.1  
DB 3734 PG 869

LANDS N/F OF  
JANETTE & DANA PIZARRO  
UPI# 53-2-40.2  
DB KS1 PG 404

LANDS N/F OF  
DALE & ERA VANDENBERG  
UPI# 53-2-40  
DB B40 PG 869

IPF=IRON PIN FOUND ~ PF=PIPE FOUND ~ NF=NAIL FOUND ~ MONF=MONUMENT FOUND ~ IPS=IRON PIN SET ~ NS=NAIL SET ~ MONS=MONUMENT SET

## BOUNDARY SURVEY PLAN

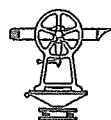
DATE: 4-17-12

SCALE: 1" = 40'

DRAWING # 120409-1

JOB# 120409

PLAN PREPARED FOR  
MR. TOMMASO LONDRILLO  
1603 IVY LANE  
EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA



*R.H. Smith Surveyors*

PROFESSIONAL LAND SURVEYOR  
1617 RAEWYCK DRIVE, WEST CHESTER, PA. 19380  
PH# 610-430-8752 FAX 610-430-8752



1603 Ivy Ln.



## Mark Gordon

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**From:** james\_mccree@vanguard.com  
**Sent:** Wednesday, April 25, 2012 7:41 AM  
**To:** Susan  
**Cc:** mgordon@eastgoshen.org  
**Subject:** Beekeeping  
**Attachments:** 2012-04-25 Beekeeping.doc

Sue,

I researched beekeeping regulations in ECode for Chester County and Lancaster County. I was surprised to see that Chester County has almost no beekeeping regulations anywhere (at least in ECode), but that Lancaster County has several townships that regulate bees in very similar ways.

Several of the townships' ordinances are so similar that I suspect one township developed it and others copied it almost exactly. Lancaster may have more regulation because of its greater agricultural use, but that is just speculation.

I attached a write-up with a recommendation. My recommendation has been reviewed and enhanced by 2 local beekeepers to ensure it is sound and reasonable if we decide to explicitly regulate bees. I did not include requirements for most of the beekeeping best practices as they appeared to be excessive government intrusion or impossible to enforce. For example, one township requires beekeepers to possess a certain amount of skill in re-queening a hive. It's good for a beekeeper to know how to do this, but I could not see a reason for why the government needed to require that.

The PA Dept of Agriculture will do the best practice enforcement.

My only concerns with the proposed regulation, if we take that approach are:

Use and availability of water - bees need to bring back water to the hive. They prefer brackish water, but swimming pool splashes on concrete and other similar extremely shallow water are ideal. Carmen said the bees will just land on a splash, suck up some water, and leave without bothering anyone, but I thought that a consistent bee presence while people are using a pool might be a concern. I also saw no way of avoiding it, even with naturally occurring beehives. The nuisance ordinance could be our fallback if this becomes a problem.

Bee population growth - Hive populations can be anywhere from 10,000 to 60,000 bees and the population continues to grow if the hive is healthy until it is full. At that point, a swarm of thousands of bees develops, leaves the hive with a new queen, and they search for a new location. This is highly undesirable for a beekeeper who loses not only that honey production, but also a valuable product in the form of a new beehive if the swarm gets away. It also could be highly undesirable to the neighbor who becomes the "host" to the swarm. Beekeeping best practices should prevent this if followed well and beekeepers will want to recover the swarm if they can. The nuisance ordinance should be able to address the impact after the fact. This might be something we just monitor to see if it becomes a problem.

These concerns exist regardless of whether or not we regulate bees.

thanks, Jim.

(See attached file: 2012-04-25 Beekeeping.doc)

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# Memorandum

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**East Goshen Township**

**1580 Paoli Pike**

**West Chester, PA 19380**

Voice: 610-692-7171


Fax: 610-692-8950

E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

---

Date: 4/27/2011

To: Planning Commission

From: Mark Gordon, Township Zoning Officer 

Re: Sign Ordinance

Dear Commissioners:

Ok, as we discussed in workshop I have amended the sign ordinance text. I realized we had been amending the ordinance in the wrong place and found a couple of other conflicts I had to address too. I don't like the formatting of the version I have forwarded to you however I wanted to get you something to look at over the weekend. I plan to have a better and more readable version for you by the end of the day on Monday.



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(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.



1 B. Nonconforming signs.

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

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

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

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

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

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

23 (2) Any such abandoned sign shall be abated by the owner or person controlling the property within  
24 30 days of the date of abandonment as herein defined.

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

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

29 (2) No sign shall be so located or arranged that it interferes with the sight distance requirements of  
30 § 240-23D(11).

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

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

(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 two days prior to 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.

(8) Trespassing signs or signs, indicating the private nature of a road, driveway or premise, and signs prohibiting or controlling hunting and fishing upon the premises, not to exceed two square feet.

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 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 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] Each freestanding sign shall comply with all front, rear and side yard requirements, and each such sign shall comply with the setback requirements for the zoning district in which the property is located.

(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.

(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.

[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-f~~Freestanding signs.

[1] In the C-2 district for a shopping center use, freestanding signs shall not exceed 120 square feet in area ~~10-square-feet-in-area~~ nor ~~five-fourteen~~ feet in height. No more than one freestanding sign shall be permitted on each street frontage and shall be located nearest the entrances to the shopping center.

[2] All other freestanding signs 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

1 and symbols shall be restricted to one side only of each sign. The applicant shall prove by a  
2 preponderance of evidence that there will be a long-term system to ensure proper maintenance of the  
3 sign and any accompanying landscaping. The Zoning Officer shall issue a zoning permit for the signs  
4 upon approval of the Board of Supervisors.

5 (9) Off premises freestanding signs in accordance with § 240-22L.1. [Added 2-22-2005 by Ord. No.  
6 129-A-05]

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

11 S. Display of street address numbers.

12 (1) Assignment of street address numbers.

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

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

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

30 (3) Specifications for street address number posting. The owner or occupant of each lot, each  
31 dwelling unit or each commercial or business establishment when there is more than one such  
32 establishment on a lot within the Township shall post the designated street address number on said lot,  
33 dwelling unit and commercial or business establishment in strict compliance with the following  
34 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.	<del>10 sq. ft. (5 ft. high)</del> <del>120 sq. ft. (14 ft high)</del>	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.

1

2

**Summary Sign Chart 2**  
**Maximum Size per Type of Sign**  
**(Allowed in All Districts)**

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

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

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

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

3

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