

EAST GOSHEN TOWNSHIP PLANNING COMMISSION

**Agenda
Wednesday, June 6, 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. Approval of Minutes
 - 1. **May 2, 2012**
- F. Acknowledge Receipt of New Applications
- G. Subdivision Plans
- H. Land Development Plans
 - 1. **Mars Drinks / 1301 Wilson Drive (LD)**
- I. Conditional Uses and Variances
 - 1. **Goshen Meadows Investors / 1325 West Chester Pike (CU)**
- J. Ordinance Amendments
 - 1. Zoning Ordinance Review (Article IV)
 - 2. **Sign Ordinances**
 - a. Sign Ordinance Amendment
 - b. Billboards
 - 3. Beekeeping
- K. Old Business
- L. New Business
 - 1. **1313 West Chester Pike / Contractor's Establishment**
- M. Any Other Matter
- N. Liaison Reports
- O. **Meeting Dates of Importance**

June 02, 2012	Historical Commission - Civil War Event / "Women on the Home Front" Rte 352 & E Boot Rd	11-4:00 PM
June 05, 2012	Board of Supervisors	7:00 PM
June 06, 2012	Pension Committee	1:00 PM
June 06, 2012	Planning Commission	7:00 PM
June 07, 2012	Farmer's Market	3-7:00 PM
June 07, 2012	Park Commission	7:00 PM
June 11, 2012	Municipal Authority	7:00 PM
June 13, 2012	Long Range Planning Session	9-12:00 PM
June 13, 2012	Conservancy Board	7:00 PM
June 14, 2012	Farmer's Market	3-7:00 PM
June 18, 2012	Commerce Dev. Commission	7:00 PM
June 19, 2012	Board of Supervisors - CU Hearing: Goshen Meadows / 1325 West Chester Pike	7:00 PM
June 21, 2012	Farmer's Market	3-7:00 PM
June 21, 2012	Historical Commission ws	7:00 PM
June 23, 2012	EGT Community Day - Rain date is June 24	5:00 PM
June 26, 2012	Applebrook Golf	
June 27, 2012	Friends of EGT 501c3	7:00 PM
June 28, 2012	Farmer's Market	3-7:00 PM
- P. Correspondence
- Q. Goals
- R. Adjournment

Bold Items indicate new information to review for that topic.

REMINDER – Fall Newsletter:

Article Submission Due Date
Aug 1, 2012

Posted to Website
Oct. 1, 2012

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	1	7/11/2012	6/12/2012	6/19/2012	7/12/2012
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

Bold = New Application or PC action required

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
May 2, 2012

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, May 2, 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, Nathan Cline and Al Zuccarello. Also present were Mark Gordon, Township Zoning Officer; Jon Altshul, new CFO for East Goshen Township; Charles Proctor, Township Supervisor; Monica Close, Historical Commission; Ginnie Newlin, Conservancy Board; and various residents.

A. WORKSESSION – 7:00 PM

1. Mark Gordon explained that the Board of Supervisors requested input from the Planning Commission about the color to use on the cell tower. He passed around paint charts. He described the tower as a unipole, about 4-5 ft in diameter for the first 100 feet, and then it is reduced for the remaining 50 feet. The pole can be extended to 180 ft in the future. There is no beacon on the top. The FAA determined it is not in a flight path. Antennas are inside and cannot be seen. The paint is glossy which repels pollen, dirt, etc. After discussion on various colors, George moved to recommend Mountain Mist #PC825. Jim seconded the motion. The motion passed unanimously.
2. Jon Altshul, the new CFO for East Goshen Township, introduced himself and spoke to the Commission about the financial reports. If they have any comments, please let him know. George mentioned that sometimes there is no explanation for the expenses. Jon will look into that.
3. The minutes were reviewed and corrected. Dan will abstain from discussion and voting on the Mars request.

B. FORMAL SESSION – 7:30 PM

1. 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. Any non-agenda items – Ginnie Newlin reported that the Conservancy Board and volunteers planted 75 of 100+ trees and shrubs this past Saturday in the open space on Reservoir Road. This Sunday afternoon, May 6th, they will finish the project and need help.

2. Minutes – Sue noted that the minutes of April 4 and April 18, 2012 were approved as corrected.

3. Land Development Plans

- A. SNC Lavin/Mars Drinks/1301 Wilson Drive (D) – The applicant was represented by Andrew Eberwein, of Edward B Walsh & Associates Inc., Project Manager. He explained that Mars Electronics will move out of the building. Mars Drinks will renovate the building and make it their national headquarters. They will make interior changes and remove 2 acres of impervious coverage. They want to get the Platinum LEED Certification. Rain water will go from the roof to a tank under the parking lot and be recycled into the building. There will be 11 parking spaces for hybrid cars, bicycle racks, a walking trail, additional loading dock, eating places on the patio and a BBQ grill. There will be 3 parking spaces for buses and 284 auto parking spaces. There will be 115 people on the largest shift. Outside lights will be LED. Adam pointed out that the trees that will hide the dumpster on the new loading dock don't appear to be adequate from Airport Road. Andrew said they would adjust the landscape plan. When Jim asked why there were more parking spaces than they needed, Mark explained that this will be the company's global training center. Some trainees will probably rent cars. Sue asked about lighting. Andrew said the existing poles will be painted and some will be removed.

George asked if they are going to use the open space for future expansion. Andrew did not know of any plans for the open space.
Ginnie is very excited that they are going to make this a “green” building and asked if the roof will be a “green” roof. Andrew responded no.
Mark commented that the production processes are going to be upgraded to be environmentally sound with no emissions. This is a family owned business. The Board of Supervisors worked with them to get incentives from the State to stay here.
Andrew will bring a company executive to the next meeting.

4. Conditional Uses & Variances

A. Goshen Meadows Investors/1325 West Chester Pike (CU) – The applicant was represented by Scott Fagan, of Goshen Meadows Investors; Mark Thompson, Attorney; David Plonik, Architect; and Dennis O’Neill, Engineer. Mr. O’Neill explained that they want to combine the current apartment complex with the Smith track. The current complex is 13.64 acres with 9 buildings containing 200 1-bedroom apartments and parking in the center.
The Smith track is 5.12 acres with an existing historic house and several out buildings. The lot is heavily wooded with about 81 trees. Many are at the end of their life cycle and will be removed. They are proposing to construct 5 3-story buildings containing 64 2-bedroom apartments with 4 units in the Smith house. They are proposing an emergency exit onto West Chester Pike which will be made of stone, pavers and grass and will be able to handle the weight of an emergency vehicle. For storm water management, they are proposing underground infiltration. Total impervious for both sites is 35%. Sue asked what the impervious is for the new site. Mr. O’Neill answered 43%. Mark explained that because this will be one whole parcel, it can’t be separated.
Scott Fagan reported that all of the kitchens in the existing apartments were upgraded 3 years ago. The roofs will be done this year, drainage issues were resolved and they are about 95% occupied. Mark mentioned that the plan does not require any zoning variances.

Comments:

Dan asked about landscaping on the eastern side of the property. Dennis commented that a 50 ft buffer will be planted. Most of the trees there are on the neighboring properties.
Al asked about the lighting plan. Dennis responded that they are working on a plan and want to use high efficiency lights.
Recreation – Dennis mentioned that they want to put in picnic areas and may put in a formal recreation area.
Mark commented that Oxford Gateway has a dog run area. Scott reported that Goshen Meadows has designated buildings for dogs, with an area behind them for the dogs to run.
Adam asked about connecting both sites since the pool and tennis courts are on the north side of the property. Dennis explained that they intend to install walkways to connect them.
Dennis feels they are within all requirements regarding the historic house and will try to have the historic impact study done for the June meeting.
Traffic in and out of the entrance was discussed. The embankment from Rt. 3 up to the parking area is 19 feet higher than West Chester Pike. They don’t anticipate cutting the grade.
Al asked why another historic impact study has to be done since one was done in 2005. Mark explained that the plan in 2005 was for 18 condos with a different applicant. Goshen Meadows decided to go through with the study after asking for a waiver.
Goshen Meadows will be at the June 6th meeting. The new date for the hearing is June 12, 2012.

B. Tommaso Londrillo, 1603 Ivy Drive (DV) – Mr. Londrillo explained that a tree fell on the garage at the rear of his property during a storm. He removed the garage and started construction on a pole barn. The Township had him stop work because he needs a variance. In 1971 there was a barn, corral and hen house. He took them all out and planted spruce trees. He has letters from his neighbors stating that the tree fell down during a storm. The old garage measured 20’ x 30’ and the pole barn measures 30’ x 32’. He said it is 18’ high. He asked the installer if it could be lowered to 14.6’ as it was supposed to be but they said it was done and couldn’t be changed. He verified that he owns a masonry company, but all of the business materials are stored at other locations. There is no driveway to this pole barn.

1 Mark explained that an accessory building can be 30' tall but there are setbacks. The issues here are
2 location and setbacks.

3 Adam asked if electric or water was being provided to the pole barn. Mr. Londrillo said he has
4 installed a pipe for water for possible use in the future.

5 Public Comment

6 1. Mike Sabrick, 116 Shandon Place – He has been a resident in the Rossmore development for 14
7 years. His home was new at that time and lot premiums were \$5,000 to \$30,000. He feels there is a
8 visibility issue here. There are no sheds or structures allowed in Rossmore. He passed around some
9 photos. The previous structure was much smaller and couldn't be seen. The placement of the new
10 structure is much closer than the previous structure. His concern is how it will look in the future. If
11 electric is installed, the lights will shine into his yard.

12 Mark explained that if a variance is given, it may have conditions which will follow the property
13 when it is sold to the new owners. The new structure is not closer to the property line than the
14 previous one. The setback is 20'.

15 Al commented that he lives in a planned development. You don't have control over a property that
16 is not part of the development. Also, the lot premium doesn't guarantee what it will look like in the
17 future. It is upsetting when changes occur to surrounding properties.

18 Sue asked about a driveway to the new structure. Mr. Londrillo answered that there will only be
19 grass. Mark verified that an accessory building does not require paved access.

20 Mr. Sabrick suggested that the Township allow a longer period of time from receipt of the letter to
21 the date of the meeting.

22 2. Dana Pizarro, 1602 Ivy Lane – Mr. Pizarro lost his view when Rossmore was built. The
23 property at 1603 Ivy Lane was originally a mess. This is the first improvement in 30 years. He can
24 only see one corner of the pole barn from his porch. He researched to find old photos and it seems to
25 him that the original building was bigger. He has no objection to this building.

26 3. Tom Klieber, 118 Shandon Place – He has the same issues as Mr. Sabrick. He also provided
27 some photos. He requests that the building be moved to the proper setback to diminish visual issues.
28 He is concerned about the future and wants very strict conditions that will be enforced.

29
30 Mr. Londrillo will agree to install larger trees and screening and he will use a landscape designer if
31 needed. Mark will add conditions for no driveway, no electric and no plumbing.

32 Chuck suggested checking the code. He feels it will have to be a deed restriction and should be
33 added to the deed. He also pointed out that if Mr. Londrillo is forced to move the structure, he could
34 also take down the trees. A compromise is the answer.

35
36 Al made the following motion – Madam Chairman, this property contained a legal non-conforming
37 structure that was destroyed by a tree that fell on it during a storm in early 2012. The new structure
38 is erected in the same general location and is somewhat larger, however, the building is well
39 screened by an established vegetative area. I recommend that the Planning Commission recommend
40 that the Board of Supervisors support Mr. Londrillo's request for a variance due to the fact that the
41 proposed building is replacing one of similar size and utility in the same general location and it will
42 not alter the character of the neighborhood; with the following conditions:

43 1. Mr. Londrillo agrees to enhance the vegetative screening with evergreens as determined
44 appropriate by the Township and will use a landscape architect. The buffer maintenance shall be the
45 responsibility of the property owner.

46 2. The building shall only be used for storage for the principle single family use and not for
47 any business storage use.

48 3. No driveway, walkway or additional pervious pavement to access the building shall be
49 constructed.

50 4. No mechanical plumbing or electrical improvements shall be made.

51 5. These conditions shall be added to the deed as restrictions.

52 Dan seconded the motion.

53 Discussion: Al suggested that the Rossmore homeowners go to their association. They responded
54 that they did and the association refused to address the situation.

There being no more discussion a vote was taken. The motion passed with 5 yes votes and 2 no votes which were Jim and George.

C. OLD BUSINESS

1. Sign Ordinance – After some discussion it was agreed to send the amended Sign Ordinance to the Board of Supervisors.

D. ADJOURNMENT

There being no further business, a motion to adjourn the meeting was made by Jim and seconded by George. The meeting adjourned at 11:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary



THE COUNTY OF CHESTER

COMMISSIONERS

Terence Farrell
Kathi Cozzone
Ryan A. Costello

Ronald T. Bailey, AICP
Executive Director

PLANNING COMMISSION

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



May 11, 2012

RECEIVED
BY: _____

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

Re: Final Land Development - Mars Drinks
LD-4-12-5893 - East Goshen Township

Dear Mr. Smith:

A final land development plan entitled "Mars Drinks," prepared by Edward B. Walsh & Associates, Inc., and dated February 17, 2012, was received by this office on April 20, 2012. The 29.3 acre project site (UPI #53-3-1.6) is situated on the northeast corner of Wilson Drive and Airport Road and involves the reconstruction of the existing parking facilities and paved areas to reduce the impervious coverage of this site by 2.69 acres (General Note 3 on Sheet 2 states that the purpose of this project is to convert the existing building into the headquarters for Mars Drinks). No new water or sewer supply is proposed by this submission. The project site is located in the I-1 Light Industrial zoning district. The site adjoins West Goshen Township.

This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code (MPC). This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. We offer the following comments on the proposed land development for your consideration:

LANDSCAPES:

1. The updated Chester County Comprehensive Plan, **Landscapes2**, was adopted on November 9, 2009. **Landscapes2** contains a *Livable Landscapes* map that represents a guide for accommodating expected growth while maintaining the quality of life in the County, as detailed in Chapter 4. According to the *Livable Landscapes* map, the proposed land development is located in both the **Suburban Landscape** and the **Natural Landscape**. The **Suburban Landscape** is dominated by the built environment and is largely served by public sewer and water systems and an auto-dominated transportation network. This Landscape includes developed areas and nearby areas that are planned for additional future development. It is typically characterized by residential subdivisions containing primarily single-family housing. This landscape also contains concentrations of non-residential land uses and the largest employment centers in the county. The **Natural Landscape Overlay** encompasses Chester County's network of natural resources. It is identified by stream corridors, steep slopes and forests, which are essential elements of the physical environment. While this designation does not preclude development or agricultural operations, it indicates major areas of natural resources that should be protected and be subject to only limited disturbance. The location of the proposed land development is consistent with the guidelines of the **Suburban Landscape**.

Page: 2

May 11, 2012

Re: Final Land Development - Mars Drinks

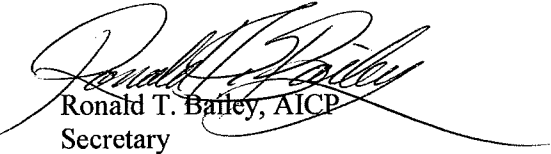
LD-4-12-5893 - East Goshen Township

ADMINISTRATIVE NOTE:

2. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

RECOMMENDATION: The Commission recommends that all East Goshen Township requirements be satisfied before action is taken on this plan.

Sincerely,


Ronald T. Bailey, AICP
Secretary

RTB/PF

cc: SNC-Lavalin
Mars Drinks
Edward B. Walsh & Associates, Inc.
Casey LaLonde, Manager, West Goshen Township
Chester County Conservation District



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

May 24, 2012

RECEIVED
BY: _____

MAY 29 2012

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Mars Drinks Campus – Wilson Drive
Land Development Plan Review

Dear Mark:

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

- C1: Existing Conditions, dated 02-17-12
- C2: Site Plan, dated 02-17-12, last revised 03-15-12
- C3: Demolition Plan, dated 02-17-12, last revised 03-15-12
- C4: Grading Utilities Plan, dated 02-17-12, last revised 03-15-12
- C5: Post Construction Stormwater Plan, dated 02-17-12, last revised 03-15-12
- C6: Erosion & Sedimentation Control Plan, dated 02-17-12, last revised 03-15-12
- C7: Profile Sheet, dated 02-17-12, last revised 03-15-12
- C8: Site Plan Detail Sheet, dated 02-17-12, last revised 03-15-12
- C9: Site Plan Detail Sheet, dated 02-17-12, last revised 03-15-12
- Stormwater Management Report, dated 04-16-12

Additional plans and documents included with the plan submission:

- LP-1: Township Landscape Plan, prepared by Orsatti Associates, last revised 03-15-12
- ESO-01: Electrical Parking Light Lighting, dated 03-21-12, last revised 04-12-12
- ESO-02: Electrical Parking Lot Lighting Calculations, dated 04-12-12
- East Goshen Township Subdivision and/or Land Development Application, dated 04-17-12

The 29.322 ace project site (tax map parcel 53-3-1.6) is located on the northerly side of Wilson Drive between Airport Road and Boot Road. The site is situated within the I-1 Light Industrial Zoning District. The site contains an existing building, paved driveway, paved parking, walkway, landscaping, open field, and stormwater management detention basin. The existing property is served by public sewer and water supply.

Professional services since 1874

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

The plan depicts modifications to the existing parking area by removing and reconfiguring the paved parking areas; installing new access ways, parking spaces, sidewalk, walking path, landscaping and lighting; and modifying the existing storm sewer system. The plan also depicts a new loading dock access area to the southwest corner off the existing building. The industrial/office building will continue to be served by public water and sewer. The site improvements will reduce onsite impervious coverage and stormwater runoff. The stormwater management will include the existing detention basin and a new roof runoff reclamation system.

The plans have been reviewed as Final Plans for compliance with Township ordinances and applicable stormwater management requirements and the following comments are offered for consideration:

Zoning

I-1 Industrial and Business Park Districts

1. Section 240-19: The site plan should note the existing use or uses and any new or proposed change in use.
2. Section 240-19.G: The following zoning requirements should be addressed:
 - a. All building setback lines should be shown on the plans;
 - b. The "Smokers Hut" area should be included in the building and total impervious coverages.
3. Section 240-19.C: The plan depicts a proposed detached building for a 'Smokers Hut'. The 'Smokers Hut' is located between the existing building and the Airport Road right-of-way line. The proposed location of the 'Smokers Hut' will need to be determined to be a permissible location.

Off-Street Parking and Loading

4. Sections 240-33.A (1) & 240-33.B (2): The parking data listed on sheet C2 is based upon an industrial use. The parking space requirements listed also need to include a minimum of one space per company vehicle based at the facility plus a minimum of four spaces for visitors.
5. Section 240-33.B (7) (f): The slopes of handicapped parking are to be less than 6% per this section. However, the 2010 ADA Standards for Accessible Design §502.4 requires parking spaces and access aisles slopes to be no greater than 1:48. Slopes to be no greater than 1:48 will need to be provided for the proposed modified and new handicapped parking areas.
6. Section 240-33.C (10): The dimensions of all proposed parking spaces in the following locations need to be noted:

- a. Where the new driveway access begins from the existing driveway from Airport Road;
 - b. Between the southern 2-islands (@low emission vehicle and 7 prop. parking spaces);
 - c. Between the northern islands of 8 prop. parking spaces;
 - d. Along the eastern proposed driveway along near the basin.
7. Section 240-33.D.(1) (a): Off-street loading should be sufficient to accommodate the maximum demand generated by the use of the lot and with proper access from the street. A turning plan should be provided to show that driveway and access is suitable for the type of vehicle(s) proposed to maneuver into and out of the loading area.
 8. Section 240-33.D.(1) (b): No loading facility shall be constructed between the building setback line and a street right-of-way line or between a yard line and a property line. Building setback lines should be shown to show compliance with this section.
 9. Section 240-33.D.(2): Each off-street loading and unloading space shall be sufficient in dimensions to accommodate the largest vehicle that may load or unload at the site. For tractor-trailer trucks, loading spaces shall be a minimum of 14 feet wide, 65 feet to 75 feet long and 14 feet high. The loading area is noted to be 60 ft. long with an undefined width, but measuring 40 ft. wide. The plan should note the type of delivery vehicles are proposed to use the loading area. If tractor-trailer trucks are to be used than the loading area should be at least 65 ft. long.
 10. Section 240-33.D.(3): The maximum width of driveways and sidewalk openings measured at the street lot line shall be 35 feet. The minimum width shall be 20 feet. The driveway width at the street entrance should be dimensioned to show that it complies with the requirements for an entrance for loading and unloading area.

Flood Prone Area Regulations

11. Section 240-26.B (3): The Official Township Zoning map and FEMA FIRM 42029C0210F of 08-29-06 indicates a Zone A Flood Zone traversing the property where construction activities are to occur. The floodplain should be shown on the plan.
12. Section 240-26.B (6) & (11): The removal of topsoil within the floodplain is a prohibited activity except with the approval of the Pennsylvania Department of Environmental Protection. Prior to any new construction or development in a floodplain area, a permit must be obtained from the Department of Environmental Protection, Regional Office. The plan proposes earthwork within the floodplain

which may require a permit from PADEP. The applicant should provide a permit or waiver letter from PADEP to work within the floodplain area.

Landscaping and Lighting

13. Section 240-27.C.1.e: The plans should identify a satisfactory method of landscape irrigation.
14. Section 240-27.C.1.f: The location of existing tree masses and free standing deciduous and evergreen trees should be identified on the demolition plan and any trees to be removed should be indicated.
15. Section 240-27.C.2.f: The existing buffer yard features a variety of species indicative of a mature hedge row. Openings within the hedge row have developed and maintenance for the removal of fallen trees and dead branches is needed. Maintenance, removal of undesirable flora (vines, etc.) as necessary, and supplemental plantings are needed in order to reestablish a completely planted visual barrier or landscape screen.
16. Section 240-27.C.4.a: Screening requirements for the loading area with frontage along Airport Road will need to be provided.
17. Section 240-27.C.4.d: The storage of trailers, tractor-trailers, or tractor-trailer combinations for more than three consecutive days within view of a public street or dwelling shall be prohibited. Trailers are presently stored/staged within the main parking lot. The removal or relocation of the storage trailers will need to be satisfactorily addressed.
18. Section 240-27.C.7.b – The lighting plans should include a statement verifying that all proposed fixtures meet IESNA criteria for full cut-off.

Subdivision and Land Development

19. Section 205-30.B (16): The plans should include notes and details for the protection and preservation of existing trees that may be impacted by work in areas adjacent to the trees. It is noted that all trees within the south side of the parking area appear to be in a state of decline. Protection of these trees during the construction period is extra important.
20. Sections 205-33.B (2) & Ord. No. 129-M-03-304.B.13: The north arrow, except for Sheet 1, should be reoriented in the proper direction.
21. Section 205-33.B (6): The location map, except for Sheet 1, should be revised to include a north arrow and indicate the correct location of the property.

22. Section 205-33.B (7): The total tract property lines contain discrepancies between the existing features plan and the remainder of the plan set as follows:
 - a. The gross tract area and net lot area need to be checked and correctly noted. Sheet 1 notes a lot area of 29.322 acres and sheet notes a lot area of 29.305 acres.
 - b. There is a dashed line dividing the total tract area that should be clarified;
 - c. The right-of-way line along Wilson Drive is inconsistent and should be clarified;
 - d. Boundary notes appear to indicate two separate sources (See Note 1 Sheet 1 vs. Gen. Note 1, Sheet 2). The boundary source, description and area should be consistent and accurate on all plans.
23. Sections 205-33.B (8) & 205-35.D: The plans should note the location, elevation, and datum of the bench mark to which contour lines refer.
24. Sections 205-33.B (14) & Ord. No. 129-M-03-304.B.14: A statement of the intended use(s) of the property and any restrictions existing or will exist as covenants to the deed should be provided on the plan.

Conservation Plan, Erosion and Sedimentation Control, Chapter 131, SDLO 205-35, Ord. No. 129-M-03

25. Sections 205-35.C & Ord. No. 129-M-03-304.B.4: The location of the FEMA Floodplain Boundary needs to be indicated on the plans.
26. Section 205-33.B (18) (e) [5]: Existing and proposed storm sewer facilities and drainage improvements should be shown. Storm profiles should be provided for all storm sewer pipe associated with the rainwater storage tank.
27. Section 205-35.E: The location and type of all erosion and sedimentation control measures should be shown. The following E&S controls and data should be provided:
 - a. The total area of disturbance should be noted on the plan;
 - b. Silt fence, silt soxx, or other sediment control device around all topsoil stockpiles;
 - c. Silt fence, siltsoxx or other sediment control device downslope from the southwest area of earth disturbance activities;
 - d. The siltsoxx shown to the east of the loading area appears diagonally and upstream of the sediment runoff and should be adjusted further west downstream of the disturbed area.
 - e. Erosion control matting or other E&S slope stabilization method and details should be provided along all swales and slopes 3:1 or greater;
 - f. The location and details for tree protection fencing;
 - g. E&S control calculations as needed for the NPDES Permit.

28. Section 205-35.H: Topsoil stockpile locations need to be shown on the erosion and sedimentation control plan. Upon completion of grading activities, the topsoil must be redistributed on the site uniformly.
29. Section 205-37.C (7): The stormwater management report should include drainage calculations to indicate the flow in the system, pipe size, allowable flow, actual flow and velocity. The conveyance design and calculations should address the following:
 - a. The conveyance calculations at the juncture of MH3 is different than configuration shown on the plan and should be clarified;
 - b. The plan view shows existing 18 in. RCP, but the profile and calculations indicate it to be replaced by a 24 in. HDPE. The plan should note the proposed piping;
 - c. Conveyance calculations for the pipes entering the storage tank and the tank overflow should be provided;
 - d. The Stormwater management calculations and design will be further reviewed with receipt of the additional above mentioned information.

Stormwater Management Ord. No. 129-M-03

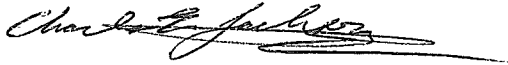
30. Section 304.B.19: The plans should include a note stating that the landowner acknowledges that the stormwater management facilities to be permanent fixtures that can be altered or removed only by approval of a revised plan by the Township.
31. Sections 304.D.3 & 305: The following information should be provided for the Drainage Plan Review:
 - h. Pre & post Development drainage area plans should be provided for the project site;
 - i. An inlet drainage area map should be provided;
 - j. Design calculations, delineated drainage area, and details for the proposed swale should be provided;
 - k. A Grading Utilities Plan without the existing features that are to be removed should be provided to more clearly read the plan.
32. Section 305.B & G: The plan indicates an area of disturbance that exceeds one acre. A letter of adequacy from the Chester County Conservation District and PADEP NPDES Permit will be needed for final plan approval.
33. Section 407.A: The plans will need to comply with Chapter 102 and PADEP NPDES Permit requirements. The construction sequence and erosion and sedimentation control plan indicate construction in Phases. The plans are difficult to read with each phase layer superimposed. For clarity, the plans should be revised to depict erosion and sedimentation control measures and construction sequence for each Phase.

May 24, 2012

Page 7 of 7

The plans should be revised in accordance with the above comments. Please contact our office if you have any questions concerning this review.

Sincerely,
YERKES ASSOCIATES, INC.



Charles E. Jackson III



Michael Conrad, P.E.

Cc: Edward B. Walsh & Associates, Inc.



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

May 21, 2012

RECEIVED
BY: _____

MAY 24 2012

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Goshen Meadows Investors – West Chester Pike
Planned Apartment Development Conditional Use Plan Review

Dear Mark:

The following plans prepared by Herbert E. MacCombie, Jr., P.E. have been submitted to this office for review:

Land Development Plan - sheet 1 of 4, last revised April 9, 2012
Plan of Proposed Improvements - sheet 2 of 4, dated April 9, 2012
Topographic Plan of Property – sheet 3 of 4, dated April 9, 2012
Detail Sheet – sheet 4 of 4, dated April 9, 2012

The plans depict the proposed planned apartment development on tax map parcel 53-6-56. The 5.115 acre (net) parcel is located on the northeast corner of the Mary Fran Drive intersection with West Chester Pike. The parcel contains an historic dwelling, a barn, specimen trees, steep slopes along the West Chester Pike frontage, and driveway access to Mary Fran Drive. The proposed development consists of 64 apartment units. Five new buildings will contain 12 units each and the existing dwelling is to be converted into four units. Site access is to be provided by an access driveway to Mary Fran Drive and an emergency vehicle access to westbound West Chester Pike. The plans note that the apartments are to be served by public water and public sewer. The project narrative notes that the parcel is to be combined with the adjoining 13.636 acre (net) Goshen Meadows apartment development (tax map parcel 53-6-56.1) to the north.

The parcel is situated within the C-4 Planned Highway Commercial District and the following comments are offered for consideration:

Zoning Ordinance

1. Section 240-16.C.3 – Within the C-4 Zoning District, conditional use approval is required for a Planned Apartment Development. The requirements outlined by section 240-31 for conditional use approval will need to be addressed to the Board of Supervisors' satisfaction.

Professional services since 1874

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

2. Section 240-16.H – All uses within the C-4 District shall be served by centralized sewage disposal and centralized water supply systems. The plans need to indicate the location of the water service lines and the sanitary sewer laterals.
3. Sections 240-16.H and 240-29.C.5 – All principal buildings shall be located at least 50 feet from all street right-of-way lines and property lines. Proposed buildings 1 and 2 are situated within the required 50 foot building setback from the property line with tax map parcel 53-6-56.1 (Goshen Meadows). The project narrative notes that tax map parcels 53-6-56 and 53-6-56.1 are to be merged. A lot consolidation plan will need to be prepared as part of the land development plan submission.
4. Section 240-24.F – The Applicant will need to request sanitary sewer conveyance and treatment plant capacity from the Municipal Authority and Sewage Facility Planning Modules will need to be submitted to the Township for review and approval.
5. Section 240-25.C.2.d – All natural vegetation shall be maintained on slopes of 15 percent or greater unless the Applicant submits a landscape plan prepared by a landscape architect that provides for replacement of existing vegetation. The plan will need to address the preservation or replacement of existing vegetation on slopes of 15 percent or greater.
6. Sections 240-26.B.6.a &.f – The plan should note that the existing tennis court and fence on tax map parcel 53-6-56.1 is an existing non-conforming structure with respect to permitted uses within a Floodplain Area.
7. Section 240-27.B.3.e – Two or more points of vehicular access to and from public streets serving any large development shall be provided. An emergency vehicle access to westbound West Chester Pike along with the access to Mary Fran Drive will provide the two points of vehicular access. The emergency vehicle access will need to be designed in accordance with driveway design standards and be reviewed and approved by the Township Fire Marshall.
8. Section 240-27.B.3.e – The internal layout of parking and the distribution of internal circulation shall be designed to minimize adverse effects on external traffic flow, increase vehicular access capacity to and from the lot, permit traffic flow when one entrance is blocked, and enhance safety. The proposed parking area layout should be reconfigured in order to reduce the number of access intersections and improve traffic circulation by eliminating dead end parking areas.
9. Section 240-27.C.1.f – Existing trees that are four inches or larger in caliper shall be marked and, if possible, be preserved or transplanted. As shown on sheet 3, the parcel is unique in the number of large caliper trees that exist. Thirty seven (37) trees with a caliper of 24 inches or greater are noted. Section 205-61 of the subdivision and land development ordinance requires that neither portions of tree masses nor specimen trees shall be cleared unless absolutely necessary. Applicants shall make all

reasonable efforts to harmonize their plans in order to preserve existing trees. No more than 20 percent of the trees on any wooded lot may be cleared or removed and the remaining 80 percent shall be retained. The proposed site layout should be revised for compliance with the tree preservation requirements of section 205-61.

10. Sections 240-27.C.2 and .3 – Buffer yards shall be provided as part of any new or expanded apartment development that would be contiguous to lots within a residential district. A 50 foot wide buffer yard will need to be established along the eastern parcel boundary line adjoining lots within the R-3 district. The buffer yard shall include a completely planted visual barrier or landscape screen composed of mostly evergreen shrubs and trees. The buffer yard requirements as outlined by section 205-60 of the subdivision and land development ordinance will also need to be addressed.
11. Sections 240-27.C.4.b and 240-27.C.6.b – Refuse storage areas shall be adequate in size, screened from view from any public street right-of-way, and be situated to prevent blockage or interference with accessways or parking spaces. Refuse storage area locations need to be indicated on the plans.
12. Sections 240-24.H and 240-27.C.7 – Parking, loading, ingress, and egress areas shall be provided with sufficient lighting for safety and security purposes. No more than 0.5 footcandle of light shall fall upon any adjoining residential lot between the hours of 9:00 p.m. and 6:00 a.m. A plan demonstrating adequate lighting for the site will need to be provided.
13. Section 240-29.C.6 – Maximum height of all buildings shall not exceed three stories or 30 feet. A story is defined as that part of a building included between the surface of any floor and the ceiling next above it and has an internal height of not less than 6.5 feet. The applicant will need to demonstrate that the proposed buildings comply with the maximum height requirements.
14. Section 240-29.C.7.c – Buildings with three or fewer stories shall be separated from each other by at least 1.5 times the height of the tallest building. The Applicant will need to demonstrate that the proposed buildings comply with minimum separation distance requirements.
15. Section 240-29.C.10 – One or more recreation / common open spaces (each with a minimum area of 2,500 square feet) shall be provided. The total area shall be equal to at least 200 square feet per dwelling unit. Only recreation spaces at least 20 feet from any building shall count towards the minimum required recreation / common open space. A plan indicating the location of the required recreation / common open space areas will need to be provided.
16. Section 240-29.C.10 - If the existing recreation / common open space areas on tax map parcel 53-6-56.1 will also serve tax map parcel 53-6-56, then the plan should address how pedestrian access from tax map parcel 53-6-56 will be provided.

17. Section 240-31.C.2 – The Applicant shall prove that the level of service of unsignalized and signalized intersections adjacent to the Applicant's property will be adequate to serve the proposed development. The plan submission will need to address how increased traffic from the proposed development will impact the Mary Fran Drive and West Chester Pike intersection.
18. Section 240-33.B.2 – The minimum required number of parking spaces for an apartment use is 2.5 spaces per dwelling unit. The plan indicates that the combined parcels will contain a total of 264 units. For the combined parcels, 660 parking spaces are required. The number of existing parking spaces (326) and the number of proposed parking spaces (166) provides an overall total of 492 parking spaces. The plan submission will need to demonstrate how compliance with the overall number of required parking spaces is to be addressed.
19. Section 240-33.B.5.b – Within the C-4 Zoning District, parking shall be located no closer than 60 feet to a street right-of-way line. The location of the proposed end parking space to the east of building #4 will need to be adjusted accordingly.
20. Section 240-33.C.3 – No more than 10 parking spaces may be located in a row unbroken by a driveway or landscaping. The plan should note that the existing parking on tax map parcel 53-6-56.1 is non-conforming with respect to the maximum number of parking spaces permitted in an unbroken row.
21. Sections 240-38.5.C and 38.8 – The supporting information outlined by section 240-38.8 will need to be included as part of the conditional use application for the proposed adaptive reuse of the historic dwelling.

Ordinance 129-M-03

22. Section 404.A.2 – If a perennial stream passes through a site, the applicant shall create a riparian buffer extending a minimum of 50 feet to either side of the top of bank of the channel. The buffer area shall be maintained with appropriate native vegetation. The location of the required riparian buffer area should be indicated on sheet 1 and the plan should note that Building 'G' is a non-conforming structure with respect to its location within the riparian buffer area.

The above comments will need to be addressed to the Township's satisfaction. Please contact me if you have any questions concerning this review.

Sincerely,
YERKES ASSOCIATES, INC.



Michael Conrad, P.E.

Cc: Herbert E. MacCombie, Jr., P.E.

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: 5/31/2011

To: Planning Commission

From: Mark Gordon, Township Zoning Officer 

Re: Sign Ordinance

Dear Commissioners:

Ok, the Board reviewed the Sign ordinance and had a few suggestions so here they are. Also, you'll notice the formatting is much easier to follow now, I hope you agree.

Board of Supervisors suggestions are Highlighted

§240-6 Definitions

SIGN

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

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

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

There is no need for a definition of flashing sign now that we have covered it in the Billboard ordinance. This definition is deleted.

(3) FLASHING SIGN -- DELETED

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1 **§ 240-22. Signs.**

2 Sign regulations applicable to all districts.

3 A. Scope and applicability.

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

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

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

15 B. Nonconforming signs.

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

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

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

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

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

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

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

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

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

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

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

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

(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.

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

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

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

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

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

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

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

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

22 (2) Signs giving notice of the sale or rental of the property on which the sign is located,
23 provided that such sign does not exceed eight square feet in area in the R-1 (PRD
24 Residential Area), R-2, R-3, R-4 and R-5 Zoning Districts, and 20 square feet in area in the R-
25 1 (PRD Commercial Area), C-1, C-2, C-4, C-5, I-1, I-2 and BP Zoning Districts, and are
26 removed within 72 hours upon settlement of the sale or upon signing of the lease of
27 rental. Open house directional signs with a maxim size of two square feet may be installed
28 two hours prior to the open house and must be removed immediately following the event.

29 **[Amended 5-7-2002 by Ord. No. 129-L-02]**

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

32 (4) Signs erected by a United States Internal Revenue Service recognized nonprofit or
33 charitable entity recognized by the Zoning Officer denoting a special event, provided that

1 they are erected no more than 15 days before the event and removed within seven days
2 after the event and do not exceed 32 square feet in sign area.

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

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

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

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

17 (1) Official signs.

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

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

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

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

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

26 (7) Temporary signs as provided in Subsection I.

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

30 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]

Type of Sign Structure	Maximum Height* (feet)		
	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] A shopping center use in the C-2 District and within a PRD may have freestanding signs with a maximum of 120 square feet in area and a maximum of fourteen feet in height on each street frontage. 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.

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

(9) Off premises freestanding signs in accordance with § 240-22L.1.

[Added 2-22-2005 by Ord. No. 129-A-05]

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

S. Display of street address numbers.

(1) Assignment of street address numbers.

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

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

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

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

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

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

(c) If the lot is improved with a building or buildings, the digits constituting the posted street address number shall be secured and permanently mounted to the principal building's element (e.g., front wall or porch) most proximate to the public or private vehicular accessway providing principal access to said building.

(d) Each digit constituting the posted street address number shall be mounted at a height not less than four feet nor greater than 10 feet above the grade or elevation of the adjoining principal vehicular accessway.

(e) Each digit of the posted street address number together with the structure or building element to which they are affixed shall be so designed with regard to contrasting background, arrangement, spacing, size and uniformity of digits so as to be readily legible and visible during daylight hours or when illuminated by a source of artificial light by a person possessing normal vision.

(f) Each digit of the posted street address number shall be so located so as to avoid all visual obstruction, including trees, shrubs and any other temporary or permanent structure or fixture.

(g) If the lot has a mailbox located within the street right-of-way, the digits constituting the posted street address number shall also be permanently mounted, painted or otherwise affixed on both sides to either the mailbox or the mailbox post.

(h) If the lot does not have a mailbox located within the right-of-way but does have a freestanding sign, the street address shall be placed on the freestanding sign. If the lot does not have a mailbox located within the right-of-way or have a freestanding sign, the street address shall be placed on a small freestanding sign which is located by the main entrance to the property. This freestanding sign shall not be larger than two square feet in size and not more than three feet in height.

T. Bus shelter signs. A bus shelter permitted by § 240-37 may include a single off-premises sign, which shall have a maximum of two sign faces. Such sign shall have a maximum sign area of 24 square feet on each of the two sign faces. In addition, such sign may include a sign of up to four square feet identifying the agency providing public transit service.

U. Historic wall signs. One historic wall sign shall be permitted on properties listed on the East Goshen Township Historic Resource Inventory for those uses permitted pursuant to § 240-38.5A. The sign shall be reviewed and approved by the Board of Supervisors contemporaneously with the use.

[Added 5-4-2004 by Ord. No. 129-D-04]

(1) The sign shall be a maximum size of six square feet on each of no more than two faces.

- (2) The sign shall project no more than four feet from the face of the building.
- (3) The top of the sign shall not exceed:
- (a) One-story building: the eave height.
- (b) Two- or three-story building: the height of the second floor windowsill.
- (4) The sign may be directly illuminated by a maximum of two seventy-five-watt bulbs (one for each side).
- (5) The sign, and related illumination, shall adhere to the standards of §§ 240-22 and 240-24H.

Summary Sign Chart 1 needs to have a column added, see separate summary chart 1A at end of document.

Summary Sign Chart 1
Maximum Size per Type of Sign

Sign Type	Residential Districts	Residential Districts		Commercial Districts		Industrial and Business Park Districts
		Local Shopping Facilities in Apt. Dev.	Commercial Districts Individual Structure on a Single Lot	Structure With More Than One Establishment	Commercial Districts Off-Premises	
Wall	20% of signable area or 32 sq. ft.	4 sq. ft.	2 sq. ft. in 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. in area (8 ft. high)	10 sq. ft.	10 sq. ft. (5 ft. high)	20 sq. ft.	20 sq. ft.
Window	20% of window area	20% of window area	20% of window area	20% of window area	--	--

This is a summary table for general overview purposes only. This table is not

part of this chapter. Please see the actual text of this chapter.

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

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

Sign Type	Maximum Size Temporary Signs (square feet)
Yard/garage sales	4
Sale/rental of property	8
Political	8
IRS/charity	32
Work-related	30 (If const. cost exceeds 1,000,000)

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

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

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Summary Sign Chart 1A
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	Shopping centers in the C-2 and within a PRD
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)	32 sq. ft.
Free standing	32 sq.ft.	20 sq. ft. (8 ft. high)	10 sq. ft.	10 sq. ft. (5 ft. high)	20 sq. ft.	20 sq. ft.	120 sq. ft. (14 ft. high)
Window	20% of window area	20% of window area	20% of window area	20% of window area	n/a	n/a	20% of window area

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