

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, July 11, 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. **June 6, 2012**
 - 2. **June 20, 2012**
- F. Acknowledge Receipt of New Applications
- G. **Budgeting Process – Jon Altshul, Twp. CFO**
- H. Subdivision Plans
- I. Land Development Plans
 - 1. **Mars Drinks / 1301 Wilson Drive (LD)**
 - 2. **New Kent Apartments (FYI – Brief Discussion During Workshop)**
- J. Conditional Uses and Variances
 - 1. **Goshen Meadows Investors / 1325 West Chester Pike (CU)**
- K. Ordinance Amendments
 - 1. **Zoning Ordinance Review (Article IV)**
 - 2. Zoning Ordinance Review (Article V)
 - 3. **Sign Ordinances**
 - a. Sign Ordinance Amendment
 - b. Billboards
 - 2. **Contractors Establishment**
 - 3. **Board of Appeals**
- L. Old Business
- M. New Business
- N. Any Other Matter
- O. Liaison Reports
- P. Meeting Dates of Importance

July 2-Aug 3	Youth Rec. Day Camp	9-12:00 PM
July 3, 2012	Board of Supervisors	7:00 PM
July 4, 2012	Independence Day	
	Office Closed	
July 5, 2012	Park & Rec. Commission	7:00 PM
July 5, 2012	Farmers Market	3-7:00 PM
July 9, 2012	Municipal Authority	7:00 PM
July 11, 2012	Planning Commission	7:00 PM
July 11, 2012	Conservancy Board	7:00 PM
July 12, 2012	Historical Commission	7:00 PM
July 12, 2012	Farmer's Market	3-7:00 PM
July 16, 2012	Commerce Dev Commission	7:00 PM
July 17, 2012	Board of Supervisors	7:00 PM
	Goshen Meadows CU Application	
Jul 30-Aug 4, 2012	Goshen Country Fair	
	Station 54 Fairgrounds	
June 28, 2012	Farmer's Market	3-7:00 PM
- Q. Correspondence
- R. Goals
- S. 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 Verkes/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	1	9/5/2012	9/28/2012	NA	9/28/2012
New Kent	LD	FYI	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Bold = New Application or PC action required

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 6, 2012

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, June 6, 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; Erich Meyer, Park & Recreation Commission; Monica Close, Historical Commission; and Ginnie Newlin, Conservancy Board.

A. WORKSESSION – 7:00 PM

1. Mark Gordon mentioned that Goshen Meadows is still working on responses to the Engineers comments. They are waiting for the Historic Resource Impact Study which will go to the Historical Commission for their meeting on Thursday, June 21, 2012. The hearing scheduled for June 19, 2012 may be postponed. They will not be at the meeting tonight.
Mars will not be present at the meeting tonight.
The Landrillo and Renzi requests were approved with conditions.

2. The minutes for the May meeting were reviewed and corrected.

B. FORMAL SESSION – 7:30 PM

1. 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. Mark mentioned that 68 years ago today the Allied Forces stormed the shores of Normandy France

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

Any non-agenda items – Ginnie Newlin commented that the minutes from the May meeting don't include her request for the Conservancy Board to be consulted about the trees on the Smith property. Sue noted that that change will be made.

2. **Minutes** – Sue noted that the minutes of May 2, 2012 were approved as corrected.

3. Land Development Plans

- A. SNC Lavin/Mars Drinks/1301 Wilson Drive (D) – No representatives were present.
Sue gave a summary of what Mars wants to do. Mark mentioned that their engineer told him that the class size will be about 25 people. So, minimal parking will be needed.
Adam mentioned the outdoor parking of trailers on the property. He noticed that there are lots of trailers in the parking lot. Mark explained that this will stop when Mars Electronics moves out of the building and they will have more space inside the building for storage.
Mark was asked if he has received any complaints. He reported that they use nitrogen to freeze dry and preserve the coffee beans. Deliveries were very noisy but they now have a nitrogen generator on site. Their delivery times are also 7 am to 10 pm.

4. Conditional Uses and Variances

- A. Goshen Meadows Investors/1325 West Chester Pike (CU) – There were no representatives at the meeting.
Public Comment:
Michael Lehmicke, 4 Reservoir Rd – Mike mentioned that he will be requesting that Goshen Meadows put up a privacy fence for his property. He is more concerned with people cutting through his property.

1
2 **5. Old Business**

3 A. Community Day – Sue reminded everyone about the Township Community Day on
4 Saturday June 23, 2012 starting at 5:00 pm. She asked for volunteers to be at the ABC tent.
5

6 **6. New Business**

7 A. 1313 West Chester Pike/Contractor's Establishment – Michael McCullough, owner and
8 President of County Action Restoration, Inc., is considering purchasing this property. He explained
9 that his company does water, mold and fire restoration. He would like to use the property for his
10 business office, with a staff of 3 part-time employees, which he will put on the 2nd floor. He has 7
11 fulltime operational employees and their equipment and vehicles will be stored here. The majority
12 of his work is done at the site that is being restored. If there is an urgent need in the area, i.e. a large
13 storm with flooding, he will rent equipment but there is no daily rental or retail. He wants a visual
14 presence on West Chester Pike so people will know his company is in the area. He is looking at this
15 as a long-term project to be there 20 years. Improvements will be mostly cosmetic.

16 Comments:

17 Sue asked what happens to the water that is extracted at a site. Mike explained that Westtown
18 permits him to discharge 200 gallons per day of waste water via a trap into their sewer. He provided
19 MSDS sheets to Westtown. Most of the water is released at the site where the restoration is being
20 done. He does not clean up chemical spills.

21 Mark explained that currently the ordinance does not allow warehousing in the C1 district.

22 There was discussion as to whether the Commission should look at this as an opportunity to change
23 the ordinance to cover this use or as a Conditional Use application.

24 Mark will have something for the Commission to review next month.
25

26 **7. Sign Ordinances**

27 A. Sign Ordinance Amendment – The Board of Supervisors reviewed the amendment proposal
28 and their suggestions are highlighted. Open House Signs were discussed but no changes were made.
29 Mark will make a few corrections and send it back to the Board of Supervisors.

30 B. Billboards – Mark gave a history of the data that was collected to justify why changes are
31 being made. Dan is concerned about the impact billboards will have on the homes along Rt. 202.
32 Mark explained that some of this land is deed restricted. Nate questioned the 75 sq. ft. billboards
33 along West Chester Pike. This is not a large billboard. Mark explained that based on volume of
34 traffic, speed limits and distance between traffic signs, it was determined that people will be able to
35 see this size billboard. Grading was discussed. Mark will check with the Township Solicitor to see
36 how this effects billboards. Sue would like wording that billboards can't be visible from residential
37 areas.
38

39 **8. Bees** – Sue thanked Jim for all of the research he did and the knowledge he passed on to everyone about
40 beekeeping. Jim agreed with Rick Smith's suggestion to make a small change to the ordinance.
41

42
43 **C. ADJOURNMENT**

44 There being no further business, a motion to adjourn the meeting was made by George and seconded by Dan.
45 The meeting adjourned at 9:30 p.m.
46

47
48 Respectfully submitted, _____
49 *Ruth Kiefer, Recording Secretary*
50
51

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION WORKSHOP MEETING
June 20, 2012

The East Goshen Township Planning Commission held a workshop scheduled meeting on Wednesday, June 20, 2012 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, George Martynick, Dan Daley, Jim McRee, and Al Zuccarello.

A. CALL TO ORDER & PLEDGE OF ALLEGIENCE

1. Sue called the meeting to order. She led the Pledge of Allegiance and a moment of silence to remember our troops.

B. ZONING ORDINANCE REVIEW

1. Article IV was reviewed with the following comments:

Page 1, line 27 – add “and” between control and attractive

Page 2, (10) Manufacturing – This was discussed but no changes were made.

Page 2, (6) Standard restaurant – The “occasional take-out service” was discussed. The former bank building in the shopping center was discussed.

Page 3 – (23) Research – This is allowed in I2 but not BP.

Page 3 - (26) Day care – Can the same verbiage be used here and on Page 4 (15), Page 9 (21) & (6) and Page 17 (15). Why isn't it consistent?

Page 4 (1) – Solar or Wind-generated energy systems. Move this to Conditional Use. Should we set design standards? Dan mentioned that another municipality is fighting a large solar field. Solar can be used as an accessory for a business but not as the business. If an accessory, allow only on the roof. If more than that, it has to go to conditional use in I1, I2 and BP.

Page 4 (9) – Storage of an RV was discussed but no changes made.

Page 5 – Chart for I-1 Principal Uses – Maximum building height – Since the height for apartments has been raised should this be raised. Dan pointed out that West Goshen allows up to 40 feet high.

Review of I2 district. Dan feels there is a lot of redundancy in I1 & I2. Jim suggested that, if is allowed in I1, it is included in I2.

Page 7, D (1) and (10) on page 8 are the same. Remove #10 on page 8.

Page 8, (6) and (24) on page 9 are the same. Remove #24 on page 9.

Page 10, (2) line 18 – Typo change 1-2 to I-2.

Page 10, (2) (b) line 25 – Just say Permitted Uses because the uses are shown in (a). (c) and (d) have references to Article V.

Page 11 (3) (a) 330/150 feet from what??

(d) Maximum Building Height – Can the editor's notes be incorporated into the zones for clarification.

Page 12 (g) Two buildings on one lot – Do we want to keep this?

1
2 Page 12 (4) National Register of Historic Places – Does the Historical Commission want to make
3 any comments on this section?
4

5 Page 14 (3) – rooftop structures – Should solar panels be included?
6

7 Page 14 B (1) (2) & (3), consolidate (1) & (2) into (3).
8

9 Page 14 B (4) Make this a conditional use.
10

11 The Commission will wait for Mark Gordon’s comments.
12

13 When the Commission reviews Article V, they will start on page 16 since the Sign Ordinance amendments have been
14 approved.
15

16
17 **C. ADJOURNMENT**

18 There being no further business, a motion to adjourn the meeting was made by George and seconded by Al. The
19 meeting adjourned at 8:45 p.m.
20

21
22 Respectfully submitted, _____
23 *Ruth Kiefer, Recording Secretary*
24
25



EDWARD B. WALSH & ASSOCIATES, INC.
Complete Civil Engineering Design / Consultation Services
Lionville Professional Center
125 Dowlin Forge Road
Exton, PA 19341

June 29, 2012

Mr. Mark Gordon, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

RECEIVED
BY: _____
JUN 29 2012

**RE: Mars Drinks Campus – Wilson Drive
Land Development Plan
EBWA File No. 3770**

Dear Mr. Gordon:

Enclosed please find the revised plans and letter for the above-referenced Land Development Plan:

ZONING

I-1 Industrial and Business Park Districts

1. Complied with. See General Note #3 on Plan Sheet C2.
2. Zoning requirements
 - a. Complied with. See Plan Sheets C1 to C6.
 - b. The "Smokers Hut" area is included in the total impervious coverage but not building coverage since the area will not be enclosed on the sides.
3. The setback lines have been added to the plans. As shown on Sheet C2, the "Smokers Hut" is considered an existing non-conforming structure and lies within the building setback lines.

Off-Street Parking and Loading

4. Complied with. The parking calculations have been adjusted to reflect the number of company vehicles and the maximum number of trainees that could be on-site at one time. See Plan Sheet C2.

5. Spot grades are shown on Plan Sheet C4 which indicates all slopes less than 1:48.
6. Parking space dimensions
 - a. Complied with. See Plan Sheet C2.
 - b. Complied with. See Plan Sheet C2
 - c. Complied with. See Plan Sheet C2.
 - d. Complied with. See Plan Sheet C2.
7. As we discussed in our meeting with you and Mike Conrad of Yerkes Assoc.; the new loading area is for Cafeteria delivery trucks, basically the size of a bread truck. The radii are more than adequate to accommodate the turning movements for that size truck.
8. Complied with. See Plan Sheet C2.
9. Complied with. See General Note #5 on Plan Sheet C2 and comment 7 above.
10. Driveway dimensions have been added to Plan Sheet C2.

Flood Prone Area Regulations

11. Complied with. See Plan Sheet C2.
12. There is no grading that will be taking place within the regulated floodplain that will require the removal of topsoil from the site. No DEP permit is needed.

Landscaping and Lighting

13. There is no irrigation method proposed except the watering with a hose if necessary. The plants have been picked to not require irrigation.
14. The Demolition plan has been modified to show an "X" through the trees to be removed.
15. As we discussed the buffer yard will be cleared of dead trees and shrubs and a determination will be made between the township and applicant prior to the issue of a building permit as to what replacement trees will be needed. This is specified within note 7 on sheet C2.
16. Additional screening has been provided along the new loading area.
17. The existing trailers are to be removed from the site. See note 9 sheet C2.
18. A note and fixture cut sheet has been added to the lighting plan that specifies that they are cut-off fixtures.

Subdivision and Land Development

19. Complied with. See "Tree Protection Notes" on Plan Sheet C6.
20. Complied with. See Plan Sheets C2 to C6.
21. Complied with. See Plan Sheets C2 to C6.
22. Property Lines
 - a. Complied with. See Plan Sheet C1 and C2.
 - b. The dashed line has been eliminated from the plans. See Plan Sheets C1 to C6.
 - c. Complied with. See Plan Sheet C2.
 - d. Complied with. See Plan Sheets C1 and C2.
23. Complied with. See General Note #2 on Plan Sheets C1 and C2.
24. There are no restrictions to the use and note 3 on sheet C2 specifies the use.

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

25. The datum is specified on plan sheet C2 note 2.
26. Complied with. See storm sewer profiles for the rainwater storage tank on Plan Sheet C7. The design of the mechanical system associated with the tank reclamation system will be submitted with the Mechanical Engineering plans that will accompany the Building Permit application.
27. E&S Measures
 - a. The area of disturbance has been added to the plans on Plan Sheet C6.
 - b. Complied with. See Plan Sheet C6 for topsoil stockpile locations and Plan Sheet C7 for the detail.
 - c. The southwest area of disturbance flows towards the proposed driveway and into the storm sewer inlet protection. There is not a need for silt fence or silt soxx in that particular area.
 - d. The siltsoxx has been adjusted to be parallel to the contours in the area just west of the loading area. See Sheet C6.
 - e. Erosion control matting has been added to the swale.
 - f. The location of tree protection fencing has been added to the E&S Plan Sheet C6. Also, the detail has been added to Plan Sheet C8.
 - g. The NPDES application has been submitted with all necessary calculations. We will provide the approval letter once it is received.

28. Topsoil stockpile locations have been added to the E&S Plan Sheet C6. Notes regarding the topsoil being redistributed on the site uniformly have been added to the construction sequence on Plan Sheet C6.

29. Conveyance Design

- a. The conveyance calculations have been revised at the junction of MH3 as requested. The calculations and the plans are now consistent. See storm sewer profiles on Plan Sheet C8 and plan view on Plan Sheet C4.
- b. Complied with. Plan Sheet C4 now notes the pipe to be replaced with 24 in. HDPE.
- c. Conveyance calculations for the pipes entering the storage tank have been provided.
- d. This comment was for informational purposes only. Stormwater Management Ord. No. 129-M-03

30. A note has been added to Plan Sheet C5 to address this comment.

31. Drainage Plan Review

- h. The pre and post development drainage is the same except for the reduction of impervious cover. We added note 10 at the request of Mike Conrad on sheet C2 to address this.
- i. Complied with. An Inlet Drainage Area Plan has been provided.
- j. The swale is not a defined swale but more a graded parabolic swale for draining an area from the high point by the smokers hut. The Chester County conservation District did not require these calculations. We ask that you accept there approval of the plans as adequate.
- k. The Grading Plan, Plan Sheet C4, has been revised to have the existing features to be removed taken off the plan sheet.

32. An NPDES Permit has been applied for and we will provide a copy once it is obtained.

33. The Erosion and Sedimentation Control Plan has been revised to be clearer for each of the three (3) phases. The Construction Sequence indicates the phases in order. See Plan Sheet C6.

June 29, 2012
Mr. Mark Gordon, East Goshen Twp.
RE: Mars Drinks Campus
Page 5 of 5

Should you have any questions or require any additional information, please do not hesitate to contact me.

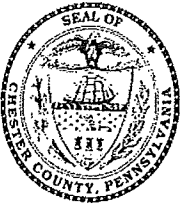
Very truly yours,
EDWARD B. WALSH & ASSOC., INC.

A handwritten signature in black ink, appearing to read 'Andrew Eberwein', with a long, sweeping horizontal line extending to the right.

Andrew Eberwein

Enclosure(s)

cc: file



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: _____

MAY 11 2012

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

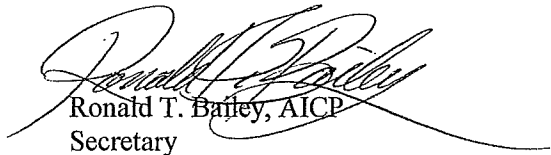
LD-4-12-5893 - East Goshen Township

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



CHESTER COUNTY CONSERVATION DISTRICT
688 Unionville Road, Suite 200, Kennett Square, PA 19348
Phone: 610-925-4920 ~ Fax: 610-925-4925
www.chesco.org/conservation

July 2, 2012

SNC Lavalin Project Services
Attn: Michael Politi
436 Creamery Way
Exton, PA 19342

Mars Corporation
Attn: Jonathan Zangwill
1301 Wilson Drive
West Chester, PA 19380

RE: Erosion & Sedimentation Control Plan
Mars Drinks Project - Review #II
N.P.D.E.S. File Number: PAG02001512015
East Goshen Township, Chester County, PA
Most Recent Plan Revision Date: 6/7/12 Total Acres: 29.3 Disturbed Acres: 10.3
Receiving Watershed: UNT to E Br Chester Creek Designation: TSF

To Whom It May Concern:

The above referenced project has been reviewed by the Chester County Conservation District and found to be **adequate**. The E&S and PCSM Plans adequately addresses erosion and sediment control and meets the minimum requirements of the Department of Environmental Protection's (DEP) rules and regulations, Chapter 102, Erosion and Sediment Control and The Clean Streams law, provided all Best Management Practices (BMPs) are properly implemented and maintained.

No construction or earthmoving activities may commence until all required permits including the ACT 537 permit and N.P.D.E.S. Permit is issued. The N.P.D.E.S. permit will be issued by the Chester County Conservation District. You will be contacted by our office to make arrangements to pick up the stamped plans when the N.P.D.E.S. permit is issued. Our office hours are from 8:00 am to 4:00 pm – Monday through Friday.

The final *stamped and approved* Erosion and Sedimentation Pollution Control (E&SPC) plan and a copy of the NPDES Permit must be available at the site of the earthmoving activity during construction until the site is permanently stabilized. The Preparedness Prevention and Contingency (PPC) Plans are to be fully implemented and available at the construction site.

The District has reviewed this plan solely to determine whether it is adequate to satisfy the requirements of Chapter 102, Erosion and Sedimentation Control Rules and Regulations of the Pennsylvania Department of Environmental Protection and the requirements of the Department's PCSM rules and regulations. The Chester County Conservation District assumes no responsibility for the design or implementation of the plans or the proper construction and/or operation and maintenance of the best management practices contained in the plans.

Should any measures proposed in this plan prove incapable of adequately removing sediment from on-site flows prior to discharge or prior to stabilization of the disturbed areas, or if accelerated erosion is caused downstream or downslope from the site, additional measures must be implemented by the developer to eliminate any and all such problems.

The Chester County Conservation District requires notification of at least 7 days prior to the commencement of on-site earthmoving activities for a pre-construction meeting and 72 hours notification prior to the commencement of earthwork and will conduct periodic site inspections to determine compliance with Chapter 102 regulations.

This adequate letter is in effect for the remainder of the NPDES permit. Any changes, revisions, or modifications to the approved plans will need to be resubmitted to the Chester County Conservation District for review and approval prior to the beginning of construction.

Questions regarding this matter can be directed to:

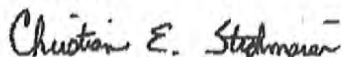
Joe Sofranko

Resource Conservationist

Chester County Conservation District

(610) 925-4920 ext. 107

Sincerely,



Christian E. Strohmaier Electronic Signature
District Manager

cc: East Goshen Twp (e-mail)
EB Walsh (e-mail)
jonathanzangwill@effem.com
Project File
Permit File

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: 7/5/2012
To: Planning Commission
From: Mark Gordon, Zoning Officer *WAG*
Re: Goshen Meadows

Dear Commissioners,

As you know the CU application for Goshen Meadows Investors L.P. is scheduled for July 17. The Historic Commission has forwarded their recommendation to the Commission for your review and consideration. The Township engineer is finalizing his comments and should have a final letter to you for your meeting on July 11.

In the interim I have drafted a motion for your consideration:

DRAFT MOTION:

Madame Chairman, I move that we recommend that the Board of Supervisors approve the conditional use application for the Planned Apartment Community submitted by Goshen Meadows L.P. for the Smith property located at 1325 West Chester Pike. The Planned Apartment Community will substantially conform to the Conditional Use sketch plans dated February 24, 2012 last revised July, 2, 2012 with the following conditions.

1. The Township receives a letter of adequacy from the Township Engineer for the revised plans prior to the Conditional Use hearing, and the applicant agrees to address all outstanding comments to the satisfaction of the Township.
2. The applicant shall submit a land development application and plans to be reviewed and approved by the Township.
3. The applicant agrees to seek input from the Historical Commission during the Land Development Process with regard to the adaptive reuse of the Historic Resource, and the preservation of the existing architecture of the home both interior and exterior.
4. The applicant agrees to revise the site plan for the project to depict the Matlack House and include a landscape buffer that will sufficiently buffer the Matlack House from the new apartment community.
5. The applicant shall implement the mitigations outlined in Historic Resource Impact Study Update prepared by Tim Noble dated June 13, 2012.

6. The applicant shall address the comments outlined in the Township Fire Marshal's letter to the Planning Commission dated June 28, 2012 to the satisfaction of the Township.
7. The applicant will follow all applicable federal, State and Local ordinances and secure all proper permits prior to development of the property.

Herbert E. MacCombie, Jr., P.E.

CONSULTING ENGINEERS & SURVEYORS, INC.
1000 PALMERS MILL ROAD
MEDIA, PA 19063

REPLY TO:
P.O. BOX 118
BROOMALL, PA 19008-0118

James W. MacCombie, P.E., P.L.S.
Herbert E. MacCombie, III, Technician

July 2, 2012

Mr. Mark Gordon, Township Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

RE: Goshen Meadows Investors-West Chester Pike
Planned Apartment Development Conditional use Plan Review

Dear Mr. Gordon:

This letter is in response to comments issued by the Township Engineer in their letter dated May 21, 2012 for the above referenced project. The responses are provided in bold under the original comments for your convenience.

Zoning Ordinance

1. Section 240-16.C.3 – Within the 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.

Response: A Conditional Use Narrative Addressing Section 240-31 will be submitted under separate cover to the Board of Supervisors.

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.

Response: Conceptual Proposed Sewer and Water Supply Line have been shown on the Plans.

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 53-6-561 are to be merged. A lot consolidation plan will need to be prepared as part of the land development plan submission.

Response: Sheet 1 of 4 has been retitled to be Plan of Lot Consolidation / Land Development Plan. The lot lines to be removed have been labeled

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.

Response: The Applicant has submitted a request for an Exemption to Sewage Facilities Planning Modules as well as a request for Capacity Allocation. (See attached).

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.

Response: A Plan addressing the requirements of Section 240.25.C.2.d, regarding vegetation on the slopes to be disturbed will be submitted as part of the Land Development Submission.

6. Sections 240-26.B.6.a&f – The plan should note that the existing tennis court and fence on tax map parcel 63-6-56.1 is an existing non-conforming structure with respect to permitted uses within a Floodplain Area.

Response: A note has been added to the Plans to indicate the existing tennis court and fence are non-conforming with regard to permitted uses in the Floodplain.

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.

Response: A note has been added to the Plans to indicate that the emergency vehicle access shall be designed in accordance with the driveway design standards, to be submitted as part of the Land Development Plans and submitted to the Fire Marshall for Review.

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.

Response: A revised plan has been prepared and submitted to revise the configuration of the parking lots to reduce dead end parking areas. A turn around areas has been provided for the one parking lot which does not have two points of access.

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 not 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.

Response: The Plans have been reviewed with regard to Section 205-61. It appears the lot is not a wooded lot therefore the removal percentages do not apply. Every effort has been made to retain as many viable trees as possible. Landscape Plans prepared by a Landscape Architect will be submitted with the Land Development Plans to address tree removal and replacement.

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.

Response: A Landscape Plan will be provided with the Land Development Submission to address the buffer requirements along the existing R-3 Residential District along the easterly property boundary.

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.

Response: Four (4) refuse storage areas have been shown on the revised plans. The areas are proposed to be screened using board on board fencing. A detail has been included on the Detail Sheet.

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.

Response: A lighting plan demonstrating compliance with Sections 240-24.A and 240-27.C.7 will be submitted with the Land Development Submission.

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.

Response: The building area proposed to be three (3) stories.

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.

Response: All buildings are proposed to be a minimum of 70' apart to satisfy the requirements of this Section.

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 areas will need to be provided.

Response: The Plan has been revised to indicate the required 12,800 Square Feet of recreation/common open space.

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.

Response: The Applicant proposes to provide a mulched surface walking trail to provide access to the existing pool. The location and details of the trail will be included in the Land Development Submission.

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.

Response: A draft Traffic Study prepared by Horner and Canter Associates of Holicong, PA dated June 14, 2012 is attached for review. A meeting is scheduled with PennDOT and the Township on July 17, 2012 to review the findings of the study.

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 26 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.

Response: A note has been added to the plans to indicate the number of existing parking spaces is non-conforming with regard to the current requirements.

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.

Response: The parking lot has been revised to provide the required 60 feet setback from the right-of-way of West Chester Pike.

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.

Response: A note has been added to the plans to indicate the existing parking is non-conforming with regard to the current parking standards.

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.

Response: The supporting information outlined by Section 240-38.8 will be submitted under separate cover.

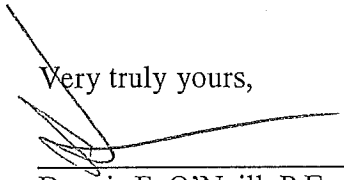
Ordinance 129-M-03

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.

Response: A note has been added to the Plans to indicate that Building G is non-conforming with respect to its location within the riparian buffer.

Please feel free to contact our office if you have any questions or require any additional information.

Very truly yours,



Dennis F. O'Neill, P.E.

Copy: Goshen Meadows Investors

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

July 2, 2012

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

Re: Conditional Use Application, 1325 West Chester Pike
Goshen Meadow Investors L.P.
Planned Apartment Community / Adaptive Reuse of a Historic Resource
53-6-56

Dear Commissioners:

At our meeting on June 21, 2012 the Historical Commission heard a presentation regarding the proposed Conditional Use application for a Planned Apartment Development and an adaptive reuse of a historic resource at the Smith property, located at 1325 West Chester Pike.

The Commission had a lengthy discussion about the plan and the Historic Resource Impact Study and concluded with the following motion:

Mr. Chairman, I move that we recommend that the Planning Commission accept the Historic Resource Impact Study for the Planned Apartment Community and Adaptive reuse of the Historic Resource as noted in the Conditional Use Application for 1325 West Chester Pike, and approve the Conditional Use application with the conditions outlined below. The historic resource impact study includes the Wise report from 2005 for the property, pages 1-40, and the Noble report which acts as an amendment to the Wise report. The Wise report outlines the Historical significance and specific characteristics of the property and surrounding properties, and the Noble report outlines the suggested mitigations for the project. Conditions of this recommendation are:

1. The applicant agrees to seek input from the Historical Commission during the Land Development Process with regard to the adaptive reuse of the Historic Resource, and the preservation of the existing architecture of the home both interior and exterior.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

2. The applicant agrees to revise the site plan for the project to depict the Matlack House and include a landscape buffer that will sufficiently buffer the Matlack House from the new apartment community.
3. The applicant shall implement the mitigations outlined in the Noble report.

Very truly yours,

A handwritten signature in black ink that reads "Chris Reardon". The signature is written in a cursive, flowing style.

Chris Reardon
Chairman



Wastewater Treatment Plant

JOHN M. SCOTT
Plant Manager

848 S. Concord Rd.
West Chester, PA 19382
610-696-0900
Fax: 610-429-9360

June 27, 2012

RECEIVED
BY: _____

6/28/12

East Goshen Township
Attn: Mr. Mark A. Gordon
1580 Paoli Pike
West Chester, PA 19380-6199

RE: Sanitary Sewage Capacity Verification
Proposed Residential Apartment Complex
1325 West Chester Pike

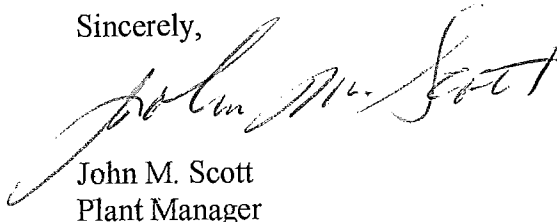
Dear Mr. Gordon:

This letter shall serve to verify that there is sufficient capacity in the West Goshen Sewer Authority collection, conveyance, and treatment system at the current time to accept flows from the proposed above referenced project. That anticipated additional sewage flow of 12,800 gallons per day (gpd) from this project will not create a hydraulic, organic, or 5-year projected overload.

East Goshen still has sufficient sewer capacity allocation available for this proposed apartment complex as well.

Please do not hesitate to call if you are in need of anything further.

Sincerely,



John M. Scott
Plant Manager

cc: file

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

June 28, 2012

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

Re: Conditional Use application – Planned Apartment Development
Goshen Meadows Investors LP – 1325 West Chester Pike

Dear Commissioners:

As requested I have reviewed the proposed Conditional Use plan for the proposed Apartment Community at 1325 West Chester Pike. I have reviewed the Conditional Use plan filed with the application and have visited the property.

The site plan depicts an apartment community consisting of 5 new three story residential apartment buildings and an adaptive reuse of the existing historic resource which will have four residential apartment units. The plan also proposes to improve the primary entrance off of Mary Fran Drive and proposes a new emergency access to the site from West Chester Pike.

My comments and listed below:

1. FIRE APPARATUS ACCESS ROADS: 2009 IFC §503.2 - The entrances to the community from Mary Fran Drive and West Chester Pike need to be widened to a minimum of 20 feet. The Emergency Access Drive from West Chester Pike needs to be straightened, graded and designed to greatest extent possible in order to accommodate the largest fire fighting apparatus of the Goshen Fire Company. The applicant should provide the Township with a turning diagram overlay to the proposed plan which demonstrates that the layout of the entrance drives are adequate to accommodate the largest firefighting apparatus.
 - a. Tower 54:
 - i. Wheel Base
 1. (Steering Axle to Drive Axle): 228"
 2. (Steering Axle to Tandem Axle): 283"
 - ii. Overall Length: 46'9"
 - iii. Overall Height: 11' 11"
 - iv. Overall weight: 76,800 lbs.
 - v. Rear Clearance: 7"
2. FIRE FLOW REQUIREMENTS: 2009 IFC §B101 - The proposed apartment community is required to have a minimum of 1 fire hydrant within the community. The site is serviced by one fire hydrant near the proposed emergency entrance and a second hydrant is located near the North East Corner of the property however this hydrant is not accessible.

The hydrant along West Chester Pike near the proposed emergency entrance drive will not be a primary hydrant and therefore I will require that one additional hydrant be installed near the primary entrance to the new Apartment Community. Fire Hydrants shall be shown on the final Land development plan and their locations approved by the Fire Marshal.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

3. Dependant on the type of construction of the new apartment buildings, building fire protection will be required in order to meet the current Building Code and Fire Code requirements. Fire protection (sprinkler) plans will be required when building permit plans are submitted.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Miller". The signature is fluid and cursive, with the first name "Mark" and last name "Miller" clearly distinguishable.

Mark Miller

Director of Public Works / Township Fire Marshal

Cc: Mr. Mark Thompson, Esq. (Via Email)
Mr. Dennis O'Neill, P.E. (Via Email)

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 6/27/2011
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlg*
Re: Zoning Ordinance, Article IV Comments

Commissioners,

Here are the discussion points that the PC identified in Article IV which may pose inconsistencies or require some clarifications in the code: Article 4.docx (rev. 6/7/2012)

Since I couldn't attend your workshop I offer my comments (underscored.)

Page 1, line 27 – add “and” between control and attractive
I'm not sure that this is needed it seems to read correctly to me.

Page 2, (6) Standard restaurant – The “occasional take-out service” was discussed. The former bank building in the shopping center was discussed.

Page 3 – (23) Research – This is allowed in I2 but not BP.

Page 3 - (26) (CU) in I-1, Day care – Can the same verbiage be used here and on Page 4 (15) (AU) in I-1, Page 9 (21) (CU) in I-2 & (6) (AU) in I-2 and Page 17 (15) (AU) in BP. Why isn't it consistent?

These are categorized differently as Accessory Uses (AU) and Conditional Uses (CU).

Page 4 (1) – Solar or Wind-generated energy systems. Move this to Conditional Use. Should we set design standards? Dan mentioned that another municipality is fighting a large solar field. Solar can be used as an accessory for a business but not as the business. If an accessory, allow only on the roof. If more than that, it has to go to conditional use in I1, I2 and BP.

Page 4 (9) – Storage of an RV was discussed but no changes made.

This is here because there is a Single Family Dwelling in the I-1

Page 5 – Chart for I-1 Principal Uses – Maximum building height – Since the height for apartments has been raised should this be raised. Dan pointed out that West Goshen allows up to 40 feet high.

Review of I-2 district. Dan feels there is a lot of redundancy in I-1 & I-2. Jim suggested that, if is allowed in I-1, it is included in I-2.

Page 7, D (1) and (10) on page 8 are the same. Remove #10 on page 8.

Page 8, (6) and (24) on page 9 are the same. Remove #24 on page 9.

Page 10, (2) line 18 – Typo change 1-2 to I-2.

Page 10, (2) (b) line 25 – Just say Permitted Uses because the uses are shown in (a). (c) and (d) have references to Article V. This may need some additional thought because permitted uses include conditional uses.

Page 11 (3) (a) 330/150 feet from what?? Minimum perimeter building setback (d) Maximum Building Height – Can the editor's notes be incorporated into the zones for clarification. The notes are attached to the definitions.

Page 12 (g) Two buildings on one lot – Do we want to keep this? Yes, I believe this adds some flexibility to property owners.

Page 12 (4) National Register of Historic Places – Does the Historical Commission want to make any comments on this section? This section was written to preserve the Chamber building and allow it to be subdivided and conveyed separately.

Page 14 (3) – rooftop structures – Should solar panels be included? Solar panels on a roof which project higher than the roof top are interpreted as roof top structures and therefore required to be screened.


Page 14 B (1) (2) & (3), consolidate (1) & (2) into (3). These are separate because the code outlines separate standards in 240-34.

Page 14 B (4) Make this a conditional use. What impacts does this use have that could require the Board to impose conditions?

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: 7/3/2011
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer 
Re: Sign Ordinance / Billboard Ordinance

Dear Board Members:

I have enclosed the Sign and Billboard ordinances which have been sent to the CCPC for review. Assuming there will be no major comments to address I have drafted a motion for each ordinance for your consideration. We should receive comments back from the county on or about July 26, and therefore the Board can adopt these regulations at their first meeting in August.

Signs:

Madame Chairman, I move that the Planning Commission recommend that the Board of Supervisors approve the ordinance amendment titled "Zoning" amending various sections of the sign ordinance pertaining to freestanding signs.

Billboards:

Madame Chairman, I move that the Planning Commission recommend that the Board of Supervisors approve the ordinance amendment titled "Zoning" adding a definition for L.E.D. signs and amending the regulations for off premises signs.

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO.

**AN ORDINANCE OF EAST GOSHEN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP
CODE, TITLED, "ZONING"**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, Chapter 240 of the East Goshen Township Code, titled, "Zoning", shall be amended as follows:

SECTION 1. Section 240-22.I(2) shall be amended as follows:

"(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 with a maximum size of two square feet may be installed two hours prior to the open house and must be removed immediately following the event."

SECTION 2. Section 240-22.P(4)(b) shall be amended as follows:

"(b) Freestanding signs.

[1] A shopping center use in the C-2 District or within a PRD may have a freestanding sign with a maximum area of 120 square feet and a maximum height of fourteen feet on each street frontage. 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."

SECTION 3. The Summary Sign Chart 1 located at the end of Section 240-22 shall be amended as follows:

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	Shopping centers in the C-2 or 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

SECTION 4. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 5. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 6. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____, 2012.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Louis F. Smith, Secretary

Senya D. Isayeff, Chairman

Thom Clapper Ph.D, Vice-Chairman

E. Martin Shane, Member

Carmen Battavio, Member

Charles W. Proctor, III, Esquire, Member

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO.

**AN ORDINANCE OF EAST GOSHEN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP
CODE, TITLED, "ZONING" TO ADD DEFINITIONS FOR
ANIMATED SIGN, LED SIGN AND TO AMEND THE
REGULATIONS FOR OFF-PREMISES SIGNS.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, Chapter 240 of the East Goshen Township Code, titled, "Zoning", shall be amended as follows:

SECTION 1. Section 240-6 shall be amended to add the following definitions:

ANIMATED SIGN- A sign with action or motion, flashing or color changes requiring electrical energy, light emitting diodes (LED) or other light sources as part of the sign or sign face.

LED SIGN- A type of animated sign which uses light emitting diodes, liquid crystal displays, or similar technologies to change the message of the sign.

SECTION 2. Section 240-22.E(5) shall be amended as follows:

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

SECTION 3. Section 240-22.K(2) shall be amended as follows:

"(2) Flashing, blinking, twinkling, animated or moving signs of any type, except those portions of the sign which indicate time and temperature, and except as permitted under Section 240-22W."

SECTION 4. Section 240-22.K(10) shall be deleted.

SECTION 5. Section 240-22.N shall be amended as follows:

"N. Height of signs. Except for off-premises signs,* no sign shall exceed the maximum height restriction for the particular type of sign structure and zoning district established below:

Type of Sign Structure	<u>Maximum Height</u> <u>(feet)**</u>		
	Residential Districts	Commercial Districts	Industrial and Business Park Districts
Freestanding	6	14	6
Wall	10	14	10***

* The height of off- premises signs shall be regulated by § 240-22.V.

** "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.

SECTION 6. Section 240-22.P(6) shall be deleted.

SECTION 7. Section 240-22 shall be amended by adding a new subparagraph (V), titled, "Off-Premises Signs" which shall provide as follows:

"V. Off-Premises Signs. Off-premises signs shall be permitted when authorized as a conditional use, subject to the following provisions:

- (1) One off-premises sign shall be permitted on a lot as a principal use or as an accessory use on a lot which abuts West Chester Pike between Westtown Way and the Township's border with West Goshen Township and on a lot which abuts Route 202.
- (2) The off-premises sign shall be set back from the edge of the existing right of way a minimum of ten feet.
- (3) The maximum sign area for an off-premises sign shall be as follows:
 - (a) On a lot which abuts West Chester Pike between Westtown Way and the Township's border with West Goshen Township: 75 square feet
 - (b) On a lot which abuts Route 202: 300 square feet

- (4) The maximum height of an off-premises sign shall be as follows:
 - (a) On a lot which abuts West Chester Pike between Westtown Way and the Township's border with West Goshen Township: 25 feet
 - (b) On a lot which abuts Route 202: 25 feet

The height of an off-premises sign shall be measured from the average grade based on the area found within a 50 foot radius of the outer limits of the sign structure.

- (5) The off-premises sign shall be set back a minimum of 20 feet from all lot lines.
- (6) No off-premises sign shall be erected within 200 feet of any other off-premises sign.
- (7) If the off-premises sign is to have exterior lighting, a lighting plan must be submitted with the conditional use application which includes the following information:
 - (a) A site plan containing the layout of the proposed fixture locations and type.
 - (b) Catalog cuts and photometrics for each light fixture, the method of energizing each light fixture, a listing of the hours of operation and a plan showing the photometrics for the entire site based upon the proposed placement of the light fixtures. A description of glare reduction devices, lamps, wattage, control devices, mounting heights, pole and mounting methods, as appropriate for each fixture, should also be included.
- (8) Off-premises signs shall be screened from any abutting property used or zoned for residential uses with a buffer planting screen. Such screen shall consist of evergreen trees of at least 15 feet in height at the time of planting that form a continuous visual buffer along or near the property line abutting the residential use or lot."

SECTION 8. Section 240-22 shall be amended by adding a new subparagraph (W), titled, "LED Signs" which shall provide as follows:

“W. LED Signs. LED signs may be used on the following types of signs subject to the regulations in this Section 240-22.W: (i) an off-premises sign along West Chester Pike between Westtown Way and the Township’s border with West Goshen Township; (ii) an off-premises sign along Route 202; and (iii) on a wall sign or freestanding sign in the C-1 District.

- (a) The message displayed on the digital off-premises sign shall be static and non-animated and shall remain fixed for a minimum of ten (10) seconds;
- (b) The sign shall not display any message that moves, appears to move, scrolls, or changes in intensity during the fixed display period;
- (c) The transition time between changes in the sign face or message shall be less than one second;
- (d) The sign must be equipped with brightness controls which shall be used to reduce the intensity of the light based on outside light levels; and
- (e) The digital LED display shall not have lighting that would compete with or distract from traffic signal lighting.”

SECTION 9. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 10. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 11. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____, 2012.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Louis F. Smith, Secretary

Senya D. Isayeff, Chairman

Thom Clapper Ph.D, Vice-Chairman

E. Martin Shane, Member

Carmen Battavio, Member

Charles W. Proctor, III, Esquire, Member

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: 7/6/2012
To: Planning Commission
From: Mark Gordon, Zoning Officer *mlb*
Re: Contractors Establishment

Dear Commissioners,

The Board of Supervisors reviewed the proposed text amendment so I have enclosed the final version for your review and action. This amendment adds "Contractors establishment to the definitions and C-1 District sections.

DRAFT MOTION:

Madame Chairman, I move that we recommend that the Board of Supervisors approve the text amendment adding Contractor's Establishment to the uses permitted by right in the C-1 District.

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO.

**AN ORDINANCE OF EAST GOSHEN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP
CODE, TITLED, "ZONING" TO ADD A DEFINITION FOR
CONTRACTOR'S ESTABLISHMENT AND TO ALLOW
SUCH USE BY RIGHT IN THE C-1 COMMUNITY
COMMERCIAL DISTRICT.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, Chapter 240 of the East Goshen Township Code, titled, "Zoning", shall be amended as follows:

SECTION 1. Section 240-6 shall be amended by adding the following definition:

"CONTRACTOR'S ESTABLISHMENT - A commercial use which involves administrative offices and the storage of supplies, equipment, machinery and materials for contractors and tradesmen such as but not limited to builders, masons, carpenters, plumbers and trade businesses."

SECTION 2. Section 240-14.B shall be amended to add a new subparagraph (15) which shall provide as follows:

"(15) Contractor's Establishment."

SECTION 3. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 4. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 5. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____, 2012.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Louis F. Smith, Secretary

Senya D. Isayeff, Chairman

Thom Clapper Ph.D, Vice-Chairman

E. Martin Shane, Member

Carmen Battavio, Member

Charles W. Proctor, III, Esquire, Member

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: 7/6/2012
To: Planning Commission
From: Mark Gordon, Zoning Officer *mb*
Re: Board of Appeals

Dear Commissioners,

A recent court case has established that municipalities may not share a common Building Code Board of Appeals and has also established that the Board shall be enacted by ordinance.

DRAFT MOTION:

Madame Chairman, I move that we recommend that the Board of Supervisors approve the ordinance amendment enacting the East Goshen Township Building Code Board of Appeals.

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2012 -

AN ORDINANCE OF THE TOWNSHIP OF EAST GOSHEN, CHESTER COUNTY, PENNSYLVANIA, AMENDING VARIOUS CHAPTERS IN THE EAST GOSHEN TOWNSHIP CODE TO DELEGATE TO THE EAST GOSHEN TOWNSHIP BOARD OF APPEALS THE AUTHORITY TO HEAR AND RENDER DECISIONS ON APPEALS FILED PURSUANT TO THE TOWNSHIP BUILDING CODE AND CODES ADOPTED BY THE TOWNSHIP AS PART OF THE PENNSYLVANIA CONSTRUCTION CODE, ACT 45 OF 1999.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, that the East Goshen Township Code, shall be amended as follows:

SECTION 1. Chapter 100, titled, "Building Construction", Section 100-2.D, which amended Section 112.1 of the International Building Code, shall be amended to state as follows:

"112.1 General. The East Goshen Township Board of Appeals shall hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code. The Board of Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. The Board of Appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official."

SECTION 2. Chapter 128, titled, "Electrical Code", Section 128-2.F, which amended Section 111.1 of the International Electrical Code, shall be amended to state as follows:

"111.1 General. The East Goshen Township Board of Appeals shall hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code. The Board of Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. The Board of Appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official."

SECTION 3. Chapter 133, titled, "Existing Building Code", Section 133-2.E, which amended Section 112.1 of the International Existing Building Code, shall be amended to state as follows:

"112.1 General. The East Goshen Township Board of Appeals shall hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code. The Board of Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. The Board of Appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official."

SECTION 4. Chapter 143, titled, "Fire Prevention", Section 143-3.D, which amended Section 108.1 of the International Fire Code, shall be amended to state as follows:

"108.1 General. The East Goshen Township Board of Appeals shall hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code. The Board of Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. The Board of Appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official."

SECTION 5. Chapter 145, titled, "Fuel Gas Code", Section 145-2.H, which amended Section 109.1 of the International Fuel Gas Code, shall be amended to state as follows:

"109.1 General. The East Goshen Township Board of Appeals shall hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code. The Board of Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. The Board of Appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official."

SECTION 6. Chapter 150, titled, ""Mechanical Standards", Section 150-3.J, which amended Section 109.1 of the International Mechanical Code, shall be amended to state as follows:

"109.1 General. The East Goshen Township Board of Appeals shall hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code. The Board of Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. The Board of Appeals shall adopt rules of procedure for conducting

its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.”

SECTION 7. Chapter 160, titled, “One and Two Family Dwellings”, Section 160-3.F, which amended Section R112.1 of the International Residential Code, shall be amended to state as follows:

“R112.1 General. The East Goshen Township Board of Appeals shall hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code. The Board of Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. The Board of Appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.”

SECTION 8. Chapter 175, titled, “Plumbing”, Section 175-3.J, which amended Section 109.1 of the International Plumbing Code, shall be amended to state as follows:

“109.1 General. The East Goshen Township Board of Appeals shall hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code. The Board of Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. The Board of Appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.”

SECTION 9. Chapter 178, titled, “Property Maintenance”, Section 178-3.F, which amended Section 111.1 of the International Property Maintenance Code, shall be amended to state as follows:

“111.1 General. The East Goshen Township Board of Appeals shall hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code. The Board of Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. The Board of Appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.”

SECTION 10. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 11. Repealer. All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 12. Renumbering. The location and numerical designation of these revised Sections shall be delegated to the discretion of the General Code Publishers which may renumber or reorder these revised Sections as is necessary.

SECTION 13. Effective Date. This Ordinance shall be effective five days following enactment as by law provided.

ENACTED AND ORDAINED this _____ day of _____, 2012.

ATTEST:

**BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP**

Louis F. Smith, Secretary

Senya D. Isayeff, Chairman

Thom Clapper Ph.D, Vice-Chairman

E. Martin Shane, Member

Carmen Battavio, Member

Charles W. Proctor, III, Esquire,
Member



WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING

Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
April 18, 2012 - 7:30PM

RECEIVED
BY: _____
JUN 7 5 10

Call to Order

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

Present

Commissioners – Hatton, Whitig, Adler, Lees, Walter, and Rohrbach. Also present were Township Manager Robert Layman, Supervisor Tom Haws, former Supervisor Tom Foster, and Township Traffic Consultant Al Federico.

Adoption of Agenda

The Agenda was adopted with one addition under New Business, selection of a PC representative to the Open Space Study committee (DW/BW).

Approval of Minutes

The minutes of the Planning Commission meeting of March 7, 2012, were approved as submitted (DW/BW).

Reports

Elaine Adler reported on the Board meeting of March 19th. This was a very short meeting. Most of the Workshop discussion concerned the draft Act 537 and the proposed public sewer project. At the regular meeting the Board appointed Charles Barber to serve on the Thornbury Township contract negotiation committee and approved a study of the Pleasant Grove Pump Station.

Dave Walter reported on the Board meeting of April 2nd. The Work Session agenda included discussion of the Act 537 plan and the public meetings to be held on April 23rd and 30th. Also discussed were items on the agenda for the regular meeting. At the regular meeting the Board approved the Little League request to construct batting cages at Oakbourne subject to review by the Township Engineer. There has been some damage at Oakbourne Park due to trail bikes. The Board will notify PennDOT of its approval of the SS Simon and Jude Bike Event. The Board announced the Chester-Ridley Crum Creek Earth Day event.

Elaine Adler reported on the Board meeting of April 16th. The Work Session was primarily dedicated to sewer related topics, the Act 537 Plan, the upcoming public meetings, and the on-lot maintenance program. The Board also discussed a possible consultant to work with the PC on an Alternative Energy Ordinance. At the regular meeting Solicitor Adams announced that the Accessory Dwelling Amendment was advertised for adoption on May 21st. The Board announced the Public Sewer meetings at Rustin on April 23rd and April 30th. The Board approved a new service contract for HVAC.

Announcements

There were no announcements at this time.

Non-agenda Public Comment

None at this time.

Alternative Energy Amendment

A proposal for consulting on writing a zoning amendment has been received from Spiezel Associates. The Board of Supervisors has looked over the proposal and has questions, particularly relating to the costs. Mr. Rohrbach indicated he shared the Board's concerns. PC members suggested that using existing ordinances from other local municipalities as modules would reduce the cost of developing an ordinance. Tom Haws said Bob Adams has mentioned a recently advertised Alternative Energy

somewhat confused. Mr. Federico indicated that he considered relocation of the 352 driveway important, and that he did not see the need for the second access from Route 3.

Chairman Lees indicated the Planning Commission was interested in seeing the site improved. Mr. Brion indicated the development team would re-examine the 352 driveway and the western Route 3 access. They will consider eliminating some parking. He understands that the PC would not require sidewalks, but they will look at providing a walkway between the two buildings. A more detailed lighting presentation will be prepared and the signage issue further studied. He would like to resolve these issues before applying to the Zoning Hearing Board for variances.

Open Space Study Committee

Bob Layman suggested that the PC select a delegate to the committee which will work on the Open Space Study. Chairman Lees asked for volunteers. Eric Rohrbach will serve as the representative with Jim Lees as alternate. PC members would like to know more about the scope of the work to be done, time commitment, etc.

Public Comment

Tom Haws had a question about storm water management which will be referred to the Township Engineer.

Adjournment (ER/BW) 9:15pm.

Elaine L. Adler
Planning Commission Secretary