

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, August 1, 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. July 11, 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. 440 Gateswood Drive / Mr. Hagman (V)**
- J. Ordinance Amendments
 - 1. Wireless Communications Facility**
- K. Old Business
 - 1. Zoning Ordinance Review (Article IV)
 - 2. Zoning Ordinance Review (Article V)
- L. New Business
- M. Any Other Matter
- N. Liaison Reports
- O. Meeting Dates of Importance

Jul 30-Aug 4, 2012	Goshen Country Fair – Park Ave. Fairgrounds	
Aug 1, 2012	Pension Committee (Cancelled)	
Aug 1, 2012	Planning Commission	7:00 PM
Aug 2, 2012	Farmers Market	3-7:00 PM
Aug 2, 2012	Park Commission	7:00 PM
Aug 7, 2012	Board of Supervisors	7:00 PM
Aug 8, 2012	Conservancy Board	7:00 PM
Aug 9, 2012	Farmers Market	3-7:00 PM
Aug 9, 2012	Historical Commission	7:00 PM
Aug 13, 2012	Municipal Authority	7:00 PM
Aug 16, 2012	Farmers Market	3-7:00 PM
Aug 20, 2012	Deer Committee	7:00 PM
Aug 20, 2012	Commerce Dev Commission	7:00 PM
Aug 21, 2012	Board of Supervisors	7:00 PM
Aug 23, 2012	Farmers Market	3-7:00 PM
Aug 30, 2012	Farmers 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, V, 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
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
440 Gateswood Dr.	V	S	7/24/2012	7/24/2012	NA	NA	7/25/2012		8/1/2012	8/21/2012	TDB	9/21/2012

Bold = New Application or PC action required

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
July 11, 2012

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, July 11, 2012 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, George Martynick, Dan Daley, Jim McRee, Adam Knox, and Al Zuccarello. Also present were Mark Gordon, Township Zoning Officer; Jon Altshul, Township CFO; Charles Proctor, Township Supervisor; and Erich Meyer, Park & Recreation Commission.

A. WORKSESSION – 7:00 PM

1. **New Kent** – Neil Fisher, representative for the Hankin Group, presented a sketch plan showing the location of the proposed new apartment building at the entrance from Rt. 352. They want to add 12 new units, reconfigure the tennis courts, and possibly upgrade some existing apartments. George pointed out that safety and traffic flow were concerns during the last plan process.
2. The minutes for the June 6 meeting were reviewed and corrected.
3. Jon Altshul, Township CFO, explained that he sent budget information to all ABCs except the Planning Commission. However, he asked everyone to think of any expenditures (training, etc.) for 2013 and let him know in the next month. Mark mentioned that he is working on a list of costs that will be involved with Ordinance changes the Commission may make.
4. Sue reminded the Commission members that someone needs to write an article for the fall newsletter.

B. FORMAL SESSION – 7:30 PM

1. Sue called the meeting to order at 7:30 pm and Dan 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.

2. **Minutes** – Sue noted that the minutes of June 6, 2012 were approved as corrected. The minutes for the June 20 workshop will be reviewed at the next meeting that will focus on the Ordinance.

3. Land Development Plans

A. SNC Lavilin/Mars Drinks/1301 Wilson Drive (D) – Representatives present were: Erwan de Saint Mars, Supply Manager US; Jonathan Zangwill, Engineering Manager; and Andrew Eberwein. Erwan commented that the technical issues were reviewed and the plans revised. Approval was received from the Chester Co. Conservation District. The existing footprint of the building will not change. The headquarters for Mars Drinks is being moved to West Chester. The building will hold a sales academy to educate associates, which will include a sample office to show how Mars Drinks fits into an office environment. The front parking lot will be removed and become grass. A walking trail around the property will be added. The timeframe for completion is mid-2014. The work will be done in phases so they can continue to run the operation. MEI is moving to Great Valley. He verified that the maximum number of trainees at a time will be 25. Mark mentioned that the work in the building will be done via building permits. He also commented that at the Commission's August meeting they should make a recommendation to the Board of Supervisors.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54

4. Conditional Uses and Variances

A. Goshen Meadows Investors/1325 West Chester Pike (CU) – Representatives at the meeting were: Dennis O'Neill and Mark Thompson. Dennis reported that 2 engineering review letters were received and they made a presentation at the Historical Commission meeting.

Parking/Traffic issues: Twelve parking spaces were removed from the front and side of the historic building and put behind it. The boxes with "x's" in them are spaces to be used for turnaround. They added one turnaround space in the east parking lot. The main entrance driveway will be widened.

The emergency access from West Chester Pike will be made to driving standards but will not be paved. Fire service water lines will be provided from West Chester Pike. They will meet with PennDOT next week to review the traffic study.

They may install a walking path with a dog area.

There is no definition of a wooded lot in the ordinance, so the requirement to only remove 20% of the trees doesn't apply. Most of the trees in the new area are very mature and not in good health.

When the trees are removed, they plan to landscape around the historic building and fill in throughout the site.

Susan asked about the timing of the development in reference to the Smith House. She is concerned that the work on the Smith House may not be done. Dennis acknowledged that the historic building needs work done soon. He will agree to wording requiring that the historic home be done earlier.

Mark Thompson stated that the historic building will be done concurrent with the new buildings. He plans to build all at the same time, not one at a time.

Public Comment:

Steve DiAntonio, 8 Reservoir Rd – He is concerned about the impact lights from the parking lot will have on his house. Also, he is concerned about people walking through his property. He requested that a privacy fence be constructed at the end of the buffer zone.

Karen Lehmicke, 4 Reservoir Rd – She asked about the existing trees and the gap in them. Dennis explained that the ordinance requires certain sizes and a mixture of types of trees. They will add understory in the area of the existing trees. Mark Gordon commented that the applicant will post a bond with the township to make sure that they provide everything according to the development plan. The Conservancy Board will review the Landscape Plan and may walk the site, so the residents can join that walk.

Adam asked Steve if he would be willing to share in the cost of a privacy fence. Steve said no.

Steve mentioned that people are walking on his property now and several weeks ago a man came onto his porch and approached his grandchildren. He was advised to contact the police.

Susan commented that, through these meetings, the applicant is made aware of the concerns of the residents.

Jim pointed out that the reservoir is an attraction. He suggested that a condition be made that, if the buffer doesn't stop people from walking through, than a fence would have to be installed.

Mark explained that the next step in the process is for the Planning Commission to make a recommendation to the Board of Supervisors. Then Goshen Meadows will present a Land Development Plan, which will have a lot more detail.

Dan made the following 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.
 8. Applicant shall demonstrate recreational/open space.
 9. Use of adaptive reuse of the historic resource shall be concurrent with the new construction.
- George seconded the motion. There was no further discussion. The motion passed unanimously.

5. Old Business – None

6. New Business - None

7. Ordinances Amendments

A. Sign and Billboard Ordinance Amendments –

Jim moved 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 and 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. George seconded the motion. The motion passed unanimously.

8. Chuck Proctor gave a presentation on Zoning, Variances, Special Exceptions and Conditional Use.

C. ADJOURNMENT

There being no further business, a motion to adjourn the meeting was made by Dan and seconded by George. The meeting adjourned at 10:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: 7/25/2012
To: Planning Commission
From: Mark Gordon, Zoning Officer *mb*
Re: Mars Drinks Land Development

Dear Commissioners,
I have drafted a motion for your review and consideration.

DRAFT MOTION:

Madame Chairman, I move that we recommend that the Board of Supervisors approve the Land Development application for Mars Drinks submitted by SNC Lavilin for the parking lot changes proposed to the property at 1301 Wilson Drive, West Chester PA 19380, as depicted in the plans dated 2/17/2012 and last revised 6/7/2012, with the following conditions.

1. The applicant address the Township Engineer's comments from the Yerkes letter dated 7/24/2012, to the satisfaction of the Township.
2. The applicant will follow all applicable federal, State and Local ordinances and secure all proper permits prior to development of the property.



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

July 24, 2012

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

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

Dear Mark:

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

- C1: Existing Conditions, last revised June 7, 2012
- C2: Site Plan, last revised June 7, 2012
- C3: Demolition Plan, last revised June 7, 2012
- C4: Grading Utilities Plan, last revised June 7, 2012
- C5: Post Construction Stormwater Plan, last revised June 7, 2012
- C6: Erosion & Sedimentation Control Plan, last revised June 7, 2012
- C7: Profile Sheet, last revised June 7, 2012
- C8: Detail Sheet, last revised June 7, 2012
- C9: Detail Sheet, last revised June 7, 2012
- Stormwater Management Report, last revised June 7, 2012
- Post Construction Stormwater Management Report, last revised June 7, 2012
- June 29, 2012 Plan Submission Letter

Additional plans and documents included with the plan submission:

- LP-1: Township Landscape Plan, prepared by Orsatti Associates, last revised May 22, 2012
- ESO-02: Electrical Parking Lot Lighting Calculations, dated 04-12-12

The 29.322 acre 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 property is served by public sewer and public 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

Mars Drinks Campus - Land Development Plan Review
July 24, 2012
Page 2 of 3

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 public sewer. The proposed site improvements will reduce the onsite impervious coverage by approximately 2.693 acres. Stormwater management runoff control measures include the existing detention basin and a new roof runoff reclamation system.

The plan revisions include the relocation of the proposed gravel walking path to the top of the detention basin berm and the elimination of the existing parallel parking spaces located along the north side of the parking area. All comments from our previous review letter of May 24, 2012 have been satisfactorily addressed except for the following that are numbered as they appeared previously:

Zoning

I-1 Industrial and Business Park Districts

6. Section 240-33.C (10): Within the I-1 Zoning District, the minimum dimensions for 90 degree angled parking stalls shall be nine feet wide by 20 feet long. Where parking spaces abut low landscaped areas, it shall be permissible to reduce the parking stall length by two feet in order to allow for vehicle overhang. All existing and reconfigured non-handicapped parking stalls are dimensioned as 10 feet wide by 18 feet long. The applicant should discuss continuation of the non-conforming parking stall length with the Planning Commission.

Landscaping and Lighting

13. Section 240-27.C.1.e: The plans should identify a satisfactory method of landscape irrigation. The plan submission letter notes that plantings will be watered with a hose if necessary. Hose connection locations should be identified on the plans.
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. The location and caliper of existing street trees along Airport Road and Wilson Drive are indicated on the landscape plan but are not shown on the demolition plan. The demolition plan should be clarified to indicate or note that all street trees along the frontage with Airport Road and Wilson Drive are to be preserved.
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. General note 7 on sheet C2, notes that the existing buffer located

Mars Drinks Campus - Land Development Plan Review
July 24, 2012
Page 3 of 3

along the northern property border shall have dead trees and shrubs removed and new ones planted in their place. The extent of the removal and new plantings shall be mutually agreed upon by the owner and Township prior to the issuance of a building permit. The requirement for maintenance and enhancement work to be completed for the buffer yard area will need to be addressed as a plan approval condition.

18. Section 240-27.C.7.b – The lighting plan notes that light fixtures labeled as 'A' and 'B' meet IESNA criteria for full cut-off. The lighting plan should also address shielding for the light fixtures labeled as 'C'.

Stormwater Management Ord. No. 129-M-03

32. Section 305.B & G: The erosion and sedimentation control plan notes a limit of disturbance of 10.32 acres. A letter of adequacy from the Chester County Conservation District and PADEP NPDES Permit approval will be needed for final plan approval.

Plan approval conditional upon the above comments being satisfactorily addressed is recommended. Please contact our office if you have any questions concerning this review.

Sincerely,
YERKES ASSOCIATES, INC.

Handwritten signature of Thomas H. Kummer in cursive, followed by the initials (MC) in parentheses.

Thomas H. Kummer, RLA

Handwritten signature of Michael Conrad in cursive.

Michael Conrad, P.E.

Cc: Edward B. Walsh & Associates, Inc.

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: 7/25/2012

To: Planning Commission

From: Mark Gordon, Zoning Officer *mb*

Re: 440 Gateswood Drive

Dear Commissioners,

Mr. Hagman has applied for a Zoning Variance seeking relief from the side yard setback requirement in order to build a one car garage.

DRAFT MOTION TO SUPPORT:

Madame Chairman, I move that we recommend that the Board of Supervisors support the Zoning Variance application for the property at 440 Gateswood Drive. We make this motion because the proposed application will not alter the character of the neighborhood. Suggested Conditions of approval :

1. The Garages shall encroach no more than ten (10) feet to the twenty (20) feet side yard setback area.
2. The applicant will follow all applicable federal, State and Local ordinances and secure all proper permits prior to construction of the new garage.

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

July 25, 2012

Dear Property Owner:

The purpose of this letter is to inform you that Mr. Christopher Hagman has submitted a Zoning Hearing Board application requesting a Zoning Variance for his property at 440 Gateswood Drive, West Chester, PA, 19380. Mr. Hagman is seeking dimensional relief from the side yard setback requirement of §240-9.G of the Township Zoning Ordinance.

Mr. Hagman proposes to build a freestanding garage and is requesting ten (10) feet of relief from the twenty (20) foot side yard setback requirement of the ordinance.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of Zoning Variance applications.

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

August 1, 2012 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)

August 21, 2012 - Board of Supervisors meeting (7:00 pm)

September 6, 2012 - Zoning Hearing Board (**Zoning Variance Hearing, 7:30 PM**)

All hearings are held at the Township Building and are open to the public. The plans are available for review during normal business hours. Please give me a call at or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,

Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

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: 7/25/2012

To: Planning Commission

From: Mark Gordon, Zoning Officer *mb*

Re: WCF Equipment Height

Dear Commissioners,

It turns out that equipment shelters for the Wireless Communications facilities are now a standard ten feet tall. Our ordinance only permits shelters to be 8 feet tall. This ordinance amendment fixes that.

DRAFT MOTION TO SUPPORT:

Madame Chairman, I move that we recommend that the Board of Supervisors support the Zoning ordinance amendment modifying the permitted height for Equipment shelters within wireless Communications Facilities to ten (10) feet tall.

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. -2012

**AN ORDINANCE OF EAST GOSHEN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP
CODE, TITLED, "ZONING", SECTION 240-
31.C(3)(h) TO ALLOW THE MAXIMUM HEIGHT OF
A WIRELESS COMMUNICATIONS EQUIPMENT
BUILDING TO BE 10 FEET.**

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

SECTION 1. Section 240-31.C(3)(h)[2][d] shall be amended as follows:

"[d] Wireless communications equipment building or pad. Either one single-story wireless communications equipment building not exceeding 500 square feet in area, or a concrete pad not exceeding 500 square feet in area that houses the equipment necessary for the proper functioning of the tower and commercial communications antenna(s) may be located on the property where the tower is located. This pad must be setback a minimum of ten feet from any property line and the combined height of the pad and any structures erected on such pad may not exceed eight-ten feet. Each unrelated company sharing commercial communications antenna(e) space on the tower may have its own building or pad provided that the total area of all buildings or pads on the site shall not exceed 500 square feet, unless otherwise approved by the Board."

SECTION 2. Section 240-31.C(3)(h)[3][d] shall be amended as follows:

"[d] Wireless communications equipment. A concrete pad not exceeding 10 feet by 20 feet in area that contains up to three metal boxes housing the equipment necessary for the proper functioning of the antenna may be located on the property where the commercial communications antenna will be located. This pad must be setback a minimum of ten feet from any property line and the combined height of the pad and boxes may not exceed eight-ten feet. Each unrelated company having an antenna on the existing structure may have its own concrete pad provided that the total area of all pads for all carriers located on the structure shall not exceed 500 square feet, unless otherwise approved by the Board."

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

**EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: Christopher Hagman

Applicant Address: 440 Gateswood Drive
West Chester, PA 19380

Telephone Number: 610-692-7482 Fax Number: 484-461-5482

Email Address: cthagman@verizon.net

Property Address: 440 Gateswood Drive
West Chester, PA 19380

Tax Parcel Number: 53-4P-117 Zoning District: R2 Acreage: .65

Purpose of Application (check one)

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

Sections of Zoning Ordinance in which relief is sought:

129-D-99- Minimum Side Yard set back 20 feet.

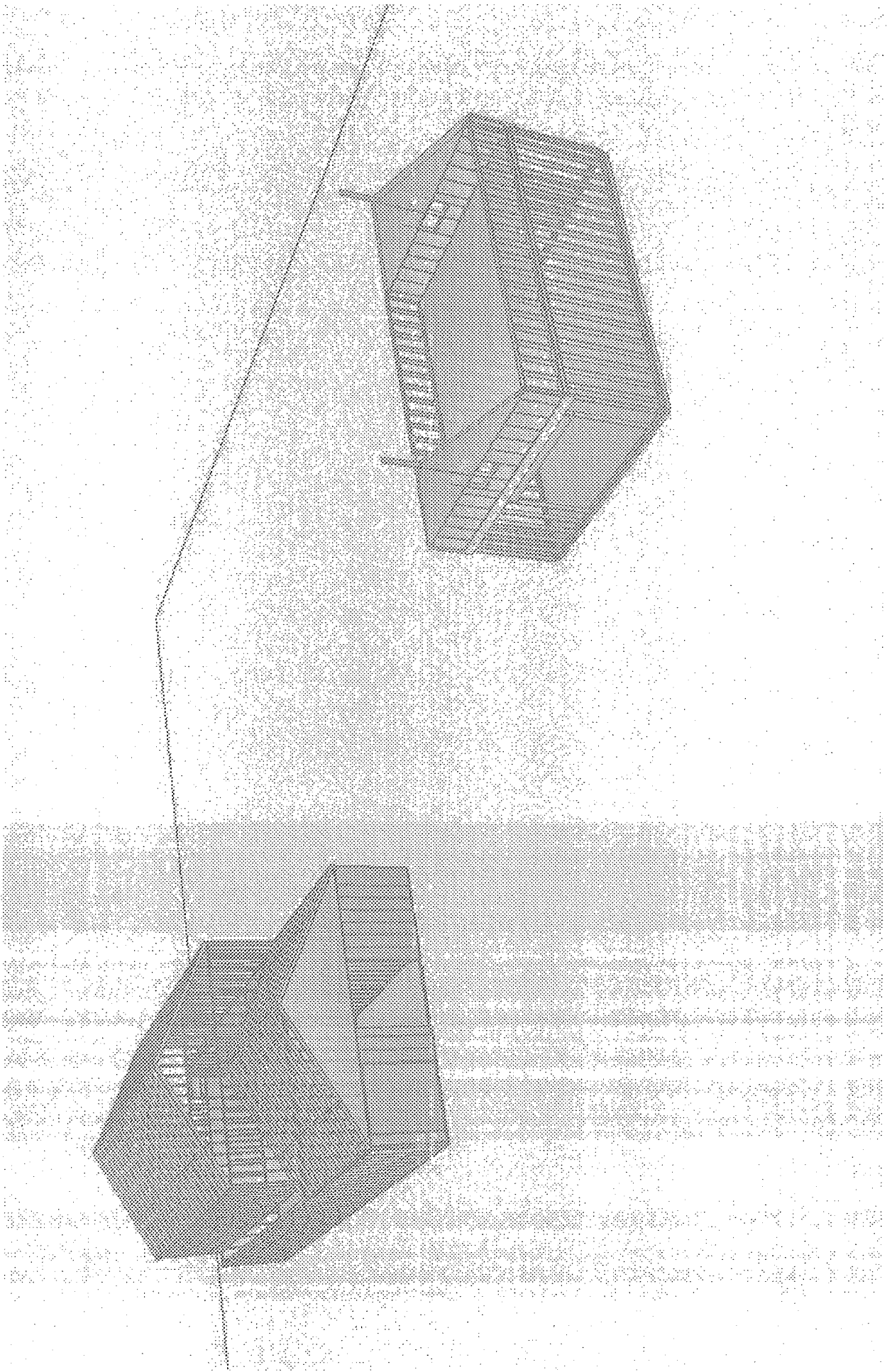
Description of the Zoning Relief requested and the future use of the property:

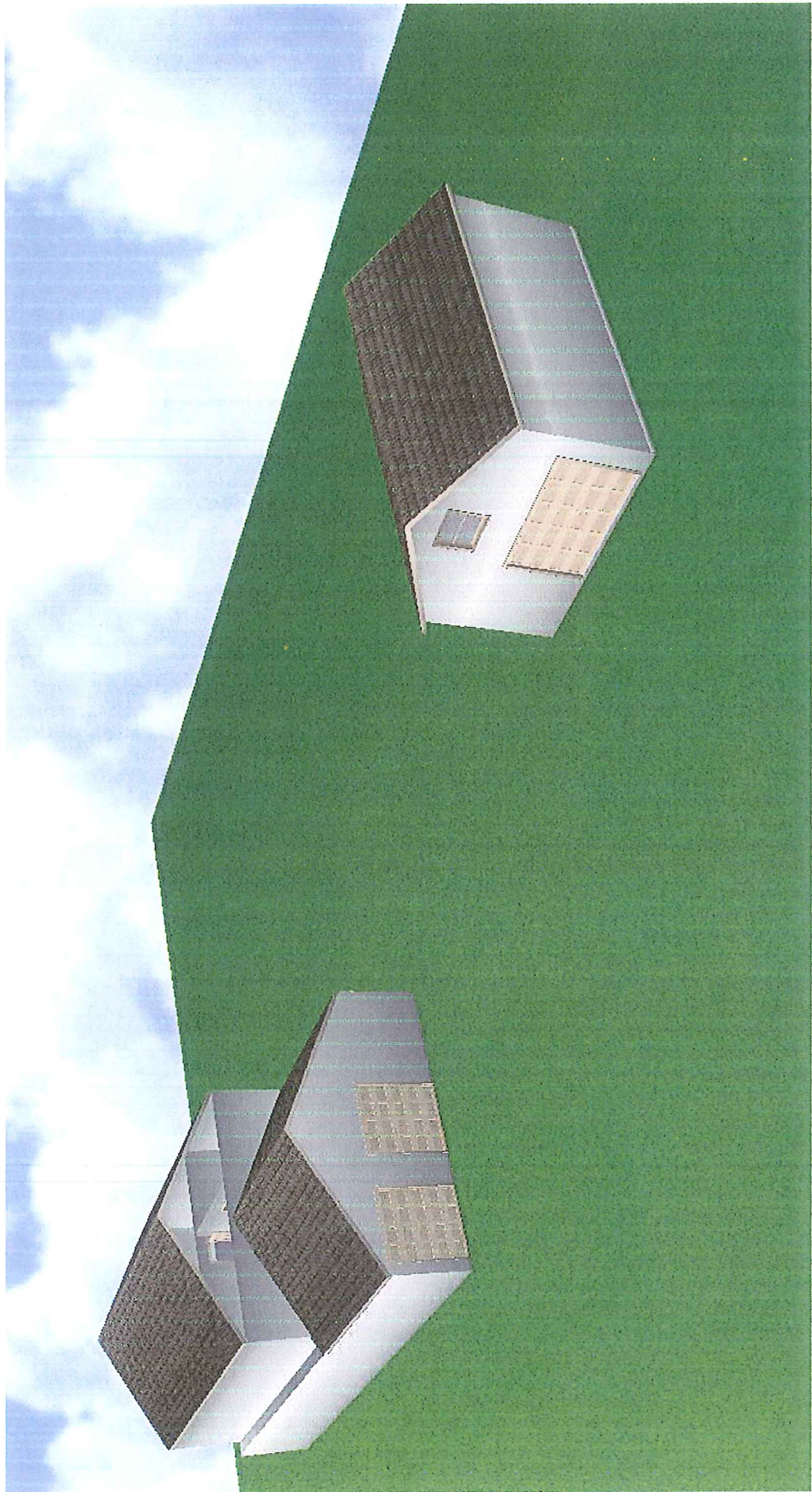
I would like to decrease the setback from right side property line to 10 feet. I would like to build a single detached garage measuring 18'
wide x 25' deep. It would create a hardship in that I would not be able to enjoy our property like I would prefer and in turn would not invest
invest the money in this project. I have attached a few examples of what the plot plan would be if we built using the 20' set back as well as
what set back we are requesting.

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

Christopher K. Hagman 7/24/12
Signature of Applicant Date

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







Using Township's 20' set back guidelines.

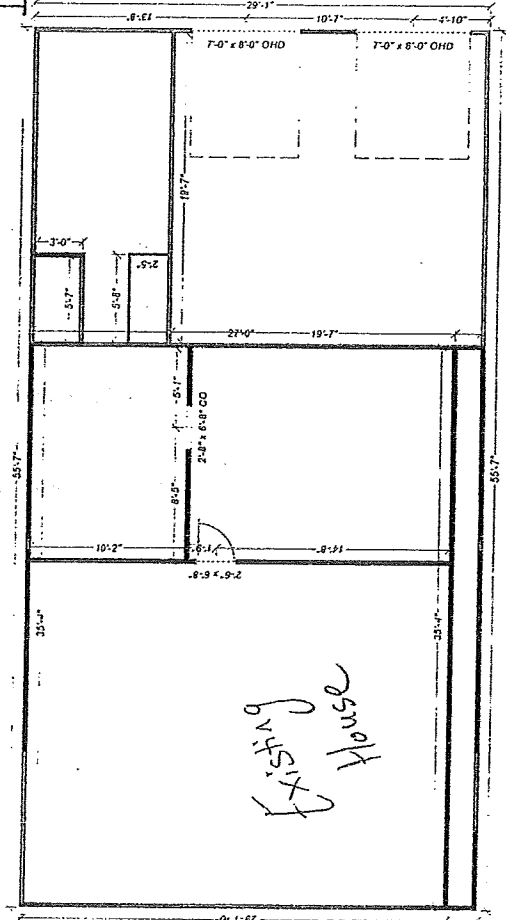
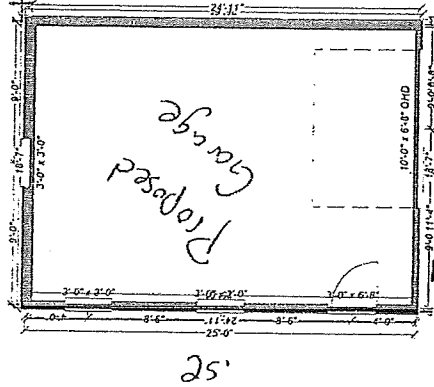
100'
from rear property line

20' from Property Line

24' from Property Line

9' from side of house

4' past corner of house



Our Proposed Setback (1)

