

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, November 7, 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. October 3, 2012**
- F. Acknowledge Receipt of New Applications
 - 1. Land Development Plans for New Kent Apartments**
- G. Subdivision Plans
- H. Land Development Plans
 - 1. New Kent Apartments**
- I. Conditional Uses and Variances
- J. Ordinance Amendments
- K. Old Business
 - 1. Zoning Ordinance Review (Article V)
- L. New Business
- M. Any Other Matter
- N. Liaison Reports
- O. Meeting Dates of Importance

Nov 06, 2012	General Election (Board of Supervisors will not meet)	
Nov 07, 2012	Pension Committee	1:00 PM
	Planning Commission	7:00 PM
Nov 08, 2012	Historical Commission	7:00 PM
Nov 12, 2012	Office Closed for Veterans' Day	
Nov 13, 2012	Board of Supervisors	7:00 PM
Nov 14, 2012	Conservancy Board	7:00 PM
Nov 19, 2012	Deer Committee	7:00 PM
Nov 19, 2012	Commerce Dev Commission	7:00 PM
Nov 20, 2012	Board of Supervisors	7:00 PM
Nov 22, 2012	Thanksgiving Holiday Office Closed 11/22 & 11/23	
- P. Correspondence
- Q. Goals
- R. Adjournment

Bold Items indicate new information to review for that topic.

REMINDER – Fall Newsletter:

Article Submission Due Date
November 9, 2012

Posted to Website
Jan. 2, 2013

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 3, 2012

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, October 3, 2012 at 7:00 p.m. at the East Goshen Township building. Members present were: Vice Chairman Dan Daley, George Martynick, Jim McRee, Adam Knox, and Nathan Cline. Also present were Mark Gordon, Township Zoning Officer; Monica Close, Historical Commission; Erich Meyer, Park and Recreation Commission; and Ginnie Newlin, Conservancy Board.

A. WORKSESSION – 7:00 PM

1. Dan reviewed the information that was covered at the ABC meeting, Monday October 1, i.e. communication, code of ethics, etc. They learned that the Chairman can make a motion and second a motion. Also, the length of service on ABCs is being limited to 2 terms.

2. Jim mentioned that he looked at several other township websites and found some that have maps on the website. He suggested that the Planning Commission integrate with the county GIS and show where things are happening in East Goshen. He feels that all of the ABCs would benefit as follows:

- * Planning Commission – Applications over the past 5 years, color coded with symbols.
- * Historical Commission – Show the 102 historical resources on a map. A click on a site (the Blacksmith Shop) would bring up a link to the data about the site.
- * Conservancy Board – Show specimen trees, minerals, wetlands, preserves
- * Park & Rec – Show parks and facilities locations
- * Municipal – Show sewer facility, pipelines
- * Commerce – Economic opportunities
- * Searchable – Search for “civil war” and get historical locations in the township.

Mark pointed out that those townships have their own GIS department. Dan mentioned that the new Comprehensive Plans will contain more maps. Nate commented that some townships have development plans on their website. Jim suggested that this be a goal for 2013.

3. Mark reported that the County has a program to promote sustainability. There is a brochure in the front door lobby with more information.

October 25 will be the next meeting for the Bike & Ped program. It will be held at the West Whiteland Township building. Three of the seven townships have to commit to this program in order for the County to receive a grant. The main focus is on Exton with connections to Downingtown and West Chester. Mark told them that East Goshen wants to be a part of this program.

There will be a Neighborhood University again on October 29th at 6:30 pm.

B. FORMAL SESSION – 7:30 PM

1. Dan 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.

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

2. **Minutes** – Dan noted that the minutes of the September 5 and 19, 2012 meetings were approved as corrected.

3. **Public Comment**

A. Mark Semanko, 456 Gateswood Dr, did not attend the meetings when the 2 Gateswood variance requests were discussed. He is an architect, has lived here for 19 years, and served on the Planning Commission about 14 years ago. He does not feel that either of the requests met any of the 5 requirements for a variance. He spoke about pros and cons of front facing vs side facing garages. He feels that all applicants should be required to have signed and sealed plans because the sketches are not accurate. He presented CAD

1 drawings of the Voight residence and the neighboring house, which showed how allowing these requests do
2 adversely affect the neighborhood. He also feels that neighbor support should not be a part of the process.
3 George pointed out that the Planning Commission vote was not unanimous. Jim feels the Planning
4 Commission recommendation should be treated as an approval. Nate feels the Planning Commission should
5 take into account the feelings of the neighbors and the impact on the neighborhood. The Zoning Hearing
6 Board makes a decision based on the requirements for a variance. Dan thanked Mr. Semanko for coming.
7 Public Comment-Ginnie Newlin feels an architect's opinion is very important.
8

9 **4. Old Business** – The Commission members continued their review of Article V of the Township
10 Ordinance as follows:

11 a. George reviewed pages 15-25 and 90-98:

12 Page 15 – Flood Plain – line 28 – Should the Planning Commission be added to the BOS and
13 ZHB.

14 Page 19 – Base Flood Level – Where is the definition? Mark commented that it is defined in
15 the FEMA regulations.

16 Page 97 – Helipad – Line 22 – refers to 240-31 – has to be approved through Conditional
17 Use.

18 Mark explained the process of determining flood plain levels.
19

20 b. Dan reviewed pages 81-89:

21 Page 81 – line 15 – self storage development/maximum, building length – Should the term
22 “building” be defined. Adam explained that a building equals a series of storage units.

23 Page 81 – line 17 – solid waste transfer facility – Dan used Main Line Gardens as an
24 example. The landscapers bring tree waste to Main Line who transfers it to a mulching
25 operation. Mark explained that recycling is considered solid waste.

26 Page 85 – line 25 – wording is vague. Mark suggested that the applicant shall meet all
27 requirements of the current stormwater ordinance.
28

29 c. Adam reviewed the following:

30 Page 60 – line 9 – interior space per resident is 300 sq. ft. – rules for a boarding house –
31 Mark explained that the rule for a boarding house is no more than 3 unrelated persons and no
32 more than 2 rooms rented. Adam pointed out there is no reference for personal care homes.
33 Mark will look into this.

34 Page 65 – For wireless communication towers, the proof of annual inspection is part of the
35 annual reporting requirement. Mark explained that this is the responsibility of the owner of
36 the tower. The problem is a pole in the right-of-way, i.e. TMobile on a PECO pole. Dan
37 doesn't want to waive inspections.
38

39 d. Nate reviewed the following:

40 Page 127 – widths of curbs – Nate explained that a narrow curb allows for parking.

41 Page 128 – line 9 – accessory uses, fences – all defined.

42 Line 13 – solar energy systems must be attached to the dwelling unit is vague –
43 should it be “integrated” into the building. Mark referred to page 103 – solar energy system,
44 240-28 – single family cluster. Dan would like to have more regulations for screening solar
45 fields.

46 Page 130 – line 9 – flood prone areas – is there a definition and should it be changed to
47 “flood plain”. Mark stated that flood hazard area is defined.
48
49
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54

1 e. Jim reviewed the following:

2 Page 108 – minimum off-street parking – schools/cyber charter school.

3 Page 109 – E – 1 to 7 and 9 to 11 – 1 space per employee or largest shift. Mark explained
4 that this refers to retail.

5 Page 111 – line 9 & 19 – should the distance be the same – no

6 Line 26 – change “should” to “shall”

7 Line 32 – refer to ADA
8

9 Dan reviewed the remaining articles with the following decision: Article VI – Historic – Review was done with
10 Historical Commission representatives by Sue. No changes at this time. Articles VII, VIII, and IX will be read only.
11 It was decided that the workshop scheduled for October 17, 2012 should be cancelled.
12
13

14 **C. ADJOURNMENT**

15 The next meeting will be held on Wednesday, November 7, 2012 at 7:00 pm. There being no further business, a
16 motion to adjourn the meeting was made by Dan and seconded by Nate. The meeting adjourned at 10:00 pm.
17
18

19 Respectfully submitted, _____

20 *Ruth Kiefer, Recording Secretary*
21
22

COPY

RECEIVED
BY: _____

East Goshen Township Subdivision and / or Land Development Application And Checklist

OCT 23 2012

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA**

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: 10-22-12

Application for (Circle one):

Subdivision Land Development Subdivision & Land Development

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

1. Applicant's name: Hankin Family Limited Partnership

Address: 707 Eagleview Blvd, Exton, PA 19341 Phone: 610-458-1900

Fax: 610-458-0764 Email: neal.fisher@hankingroup.com

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

Name: Same as applicant.

Address: _____ Phone: _____

Fax: _____ Email: _____

3. Location of plan: Intersection of Rt. 352 and Boot Road

4. Proposed name of plan: New Kent Apartments

5. County Tax Parcel No.: 53-4-76 Zoning District: R-5

6. Area of proposed plan (ac.): Approx. 31 Number of lots: 1

7. Area of open space (ac.): 1.93

8. Type of structures to be constructed: 12 Apartments

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

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

11. Name of Engineer: Edward B. Walsh and Associates, Inc.

Phone Number: 610-903-0046 Fax: 610-903-0080

Email address: JRobinson@ebwalshinc.com

12. Name of Land Planner: Edward B. Walsh & Associates, Inc.


Phone Number: 610-903-0046 Fax: 610-903-0080

Email address: JRobinson@ebwalshinc.com

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

NOTICE

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


Owner Signature


Applicant Signature

Administrative Use

Fees received from applicant \$ 200⁰⁰ basic fee, plus \$ — per lot

For — lots = \$ 200⁰⁰.

Application and plan received by: Rich Smith Date: 10/23/2012
(Signature)

Application accepted as complete on: 10/23/2012
(Date)

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA**

SUBDIVISION AND / OR LAND DEVELOPMENT CHECKLIST

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

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

Application for (Circle all appropriate): Subdivision Land Development

Applicant Information:

Name of Applicant: Hankin Family Limited Partnership

Address: 707 Eagleview Blvd, Exton, PA 19341

Telephone Number: 610-458-1900 Fax: 610-458-0764

Email Address: neal.fisher@hankingroup.com

Property Address: Intersection of Rt. 352 and Boot Road

Property Information:

Owner Name: Same as applicant.

Address: _____

Tax Parcel Number: 53-4-76 Zoning District: R-5 Acreage: Approx.
31 Ac.

Description of proposed subdivision and or land Development:

Construct one (1) new 12 unit apartment buildings and
associated parking. Regrade a portion of the existing
basin to maintain storage volume.

Application Process Checklist (Administrative use only):

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	<u>10/23/12</u>
2. Township application and review fees paid:.....	<u>10-23</u>
3. County Act 247 Form complete:	<u>10-23</u>
4. Appropriate County Fees included:	<u>10-23</u>
5. 11 Copies of sealed Sub / LD plans:	<u>10-23</u>
6. 11 copies of other required plans:	
a. Landscape: (sealed).....	<u>10-23</u>
b. Conservancy: (sealed).....	<u>—</u>
c. Stormwater Management: (sealed).....	<u>10-23</u>
7. Three copies of the stormwater report and calculations:	<u>10-23</u>
8. Copies of supplementary studies, if required:	
a. Traffic Impact Study:.....	<u>—</u>
b. Water Study:	<u>—</u>

Application accepted on 10/23/2012 by RCV SMITH

Official Signature _____ Title TWP MANAGER

Review Process Checklist (Administrative use only)

<u>Item</u>	<u>Date Complete</u>
1. Date of first formal Planning Commission Meeting following complete submission of application, (Day 1):.....	<u>11-7</u>
Date Abutting property letter sent:	<u>10-24</u>
2. Date presented to Planning Commission:	<u>11-7</u>
3. Date submitted to CCPC:	<u>10-24</u>
4. Date submitted to Township Engineer:	<u>10-24</u>
5. Date by which the PC must act, (Day 70):	<u>1-2-13</u>
6. Date by which Board of Supervisors must act, (Day 90):	<u>1-22-13</u>
7. Date sent to CB:	<u>10-24</u>
8. Date sent To MA:	<u>11</u>
9. Date sent to HC:	<u>11</u>
10. Date sent to PRB:	<u>11</u>
11. Date sent to TAB:	<u>11</u>

Land Development Plans for
New Kent Apartments may be
viewed at Township Building.

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

October 24, 2012

Dear Property Owner:

The purpose of this letter is to inform you that Hankin Family Limited Partnership has submitted a Land Development application for the New Kent Apartment Community, located on Boot Road in West Chester, PA 19380. The applicant proposes to construct an additional apartment building containing 12 units, pursuant to §240-29 and §205 of the Township Code.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of Land Development Applications.

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

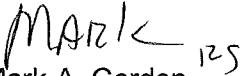
November 7, 2012 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Application)**

December 5, 2012 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)

December 18, 2012 - Board of Supervisors meeting (7:00 pm)

All meetings are held at the Township Building and are open to the public. The application and plans are available for review during normal business hours. Please give me a call at 610-692-7171 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