

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Agenda  
Wednesday, June 5, 2013  
7:00 PM**

**Workshop Session: 7:00 PM to 7:30PM (Conference Room – Open to the Public)**

**Formal Meeting: 7:30PM (Board Room if needed)**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. **Review of Tracking Log / Determine need for Workshop Meeting**
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
  - 1. **May 1, 2012**
- F. Acknowledge Receipt of New Applications
  - 1. **1637 Manley Rd. – Subdivision Sketch Plan**
- G. Subdivision Plans
  - 1. **1637 Manley Rd. – Subdivision Sketch Plan**
- H. Land Development Plans
  - 1. **Goshen Meadows Apartments**
    - a. **Dev. Plans / LS Plans**
- I. Conditional Uses and Variances
- J. Ordinance Amendments
  - 1. **Zoning Ordinance (WCF Amendment – CLEAN COPY)**
- K. Comprehensive Plan Update
  - 1. **Sustainable Communities Assessment**
- L. Old Business
- M. New Business
  - 1. **CCPC: Central Chester County Bicycle and Pedestrian Circulation Plan**
    - a. **Presentation By CCPC: Randy Waltermeyer**
- N. Any Other Matter
  - 1. **Annual Planning Session Goals**
- O. Liaison Reports
- P. Dates of Importance
 

June 1, 2013	Historical Commission Presents Civil War Event (Rte 352 & E Boot Rd)	11-4:00 PM
June 3, 2013	Community Visioning Session Comp Plan Task Force & Residents	7:00 PM
June 4, 2013	Board of Supervisors	7:00 PM
June 5, 2013	Annual Planning Session	10:00 AM
June 5, 2013	Planning Commission	7:00 PM
June 6, 2013	Farmer's Market Township Park	3-7:00 PM
June 6, 2013	Park & Rec. Commission	7:00 PM
June 10, 2013	Municipal Authority	7:00 PM
June 11, 2013	Zoning Hearing Board Nicholson, 10 Broad Street	7:30 PM
June 12, 2013	Conservancy Board	7:00 PM
June 13, 2013	Farmer's Market Township Park	3-7:00 PM
June 13, 2013	Historical Commission	7:00 PM
June 13-Aug 22	Town Tours & Village Walks (Chester County) Thursdays	5:30 PM
June 17, 2013	Commerce Commission	7:00 PM
June 18, 2013	Board of Supervisors	7:00 PM

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Agenda  
Wednesday, June 5, 2013  
7:00 PM**

June 19, 2013	Police Commission	5:30 PM
	WEGO Police Dept	
June 20, 2013	Farmer's Market	3-7:00 PM
	Township Park	
June 22, 2013	East Goshen Community Day (June 23-raindate)	5:00 PM
June 24, 2013	Comp Plan Task Force	7:00 PM
June 27, 2013	Farmer's Market	3-7:00 PM
	Township Park	
July 1-Aug 2, 2013	Youth Recreation Day Camp	8:45-12:00 PM

**Summer 2013 Newsletter Articles:**  
**Submission Due Date: June 1, 2013**  
**Posted to the Website: July 1, 2013**

**Bold Items indicate new information to review.**

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
Goshen Meadows	LD	P/F	11/16/2012	12/5/2012	11/19/2012	11/19/2012	11/20/2012	3	6/5/2013	6/18/2013	NA	6/31/2013
1637 Manley Rd.	SD	Sk	5/28/2013	NA	NA	NA	5/28/2013	NA	6/5/2013	NA	NA	NA
Bold = New Application or PC action required												

**Draft**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**May 1, 2013**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, May 1, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, Dan Daley, Adam Knox, Al Zuccarello, George Martynick, Jim McRee and Nathan Cline. Also present were Mark Gordon, Township Zoning Officer; Charles Proctor, Township Supervisor; and Ginnie Newlin, Conservancy Board.

**COMMON ACRONYMS:**

*BOS – Board of Supervisors*  
*BC – Brandywine Conservancy*  
*CPTK – Comprehensive Plan Task Force*  
*CVS – Community Visioning Session*

**A. CALL TO ORDER**

1. Sue called the meeting to order at 7:00 pm and led those present in the Pledge of Allegiance. There was a moment of silence.  
Sue asked if anyone would be recording the meeting. There was no response.

**B. COMPREHENSIVE PLAN UPDATE**

1. Sue reported that the first meeting of the Comprehensive Plan Task Force was held on Monday, April 22, 2013. John Theilacker and Tony Robalik from Brandywine Conservancy reviewed the schedule of meetings and set a date for the Community Visioning Session. The CVS is a meeting for members of the community to voice their ideas and concerns for the future of East Goshen. The next regular meeting will be Thursday, May 30, 2013 because of the holiday on Monday. Dan mentioned that each month, the BC will notify the CPTF members of the topic for discussion. After the meeting, the BC will write up the notes from the discussion. Al is concerned about control of the number of meetings, length of the meetings and complexity of the plan. Sue has attended Visioning Sessions and feels they are a good way to reach out to the community. Mark mentioned that there will also be an open forum on the Township website for people to make their comments.

**C. APPROVAL OF MINUTES**

1. Sue noted that the minutes for the April 3, 2013 meeting were approved.

**D. LAND DEVELOPMENT PLANS**

1. Goshen Meadows Apartments – Mark reported that he received an extension notice today from Goshen Meadows. They will not be at this meeting.

**E. CONDITIONAL USE & VARIANCES**

1. 10 Broad Street – John Nicholson, applicant, is requesting a variance for relief from the 20 ft side yard set back requirement. He wants to put a 2-story addition on his house in Goshen Heights. The house was built in the 1920's. The shed will be replaced with a new one and moved to the back of the property. His neighbors have no objections. The siding on the house will be replaced. George commented that usually a project like this is an improvement. Dan moved to recommend to the Zoning Hearing Board that they approve the relief from the 20 ft side yard set back to 11 ft. Al seconded the motion. The motion passed unanimously.

1 **F. ORDINANCE AMENDMENTS**

- 2 1. Zoning Ordinance – Article 2, Animal Husbandry – The Commission reviewed the  
3 recommended amendment, made one change and was okay with everything else.  
4 2. Zoning Ordinance – WCF Amendment as per the Pennsylvania Wireless Broadband  
5 Communications Act. Mark explained that the PA Legislature passed a law in 2012, Wireless  
6 Broadband Collocation Act, outlining the requirements for when a municipality can require  
7 wireless carriers and tower owners to secure approvals for collocation of equipment on approved  
8 WCF structures. The Act was reviewed closely by Township staff and the Township Solicitor.  
9 Dan moved that the Planning Commission recommend that the BOS approve the Zoning  
10 Ordinance incorporating the new requirements outlined in the Pennsylvania Wireless Broadband  
11 Communication Act, P.S. 53 and some minor changes to the annual reporting requirements. Jim  
12 seconded the motion. The motion passed unanimously.  
13

14 **G. PUBLIC COMMENT**

- 15 1. Ginnie Newlin commented that in a newspaper article by Thomas Hilton, he relates that there  
16 are different ways to put wires on poles so trees don't have to be chopped the way they are.  
17 There is a way to bundle the wires so the tree can grow around the wires. George commented  
18 that the way PECO chops the trees is awful. Dan mentioned that Malvern Borough told a King  
19 Street developer to put the wires underground but PECO refused, probably because this is a small  
20 town with roads, sidewalks and other utilities.  
21

22 **H. ADJOURNMENT**

23 The next meeting will be held on Wednesday, June 5, 2013 at 7:00 pm. There being no further  
24 business, a motion to adjourn the meeting was made by Adam and seconded by Al. The meeting  
25 adjourned at 8:00 pm.  
26

27  
28 Respectfully submitted, \_\_\_\_\_  
29 *Ruth Kiefer, Recording Secretary*

# Memorandum

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**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**

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

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Date: 5/29/2011  
To: Planning Commission  
From: Mark Gordon, Township Zoning Officer *mlg*  
Re: 1637 Manley Rd. Sketch Plan

Dear Commissioners,

Background:

I have the following comments on the sketch plan.

1. The Floodplain doesn't match the information that the Township has. A more detailed floodplain analysis may need to be conducted.
2. Wetlands? This area is very wet and there is a possibility that there could be wetland plant species in this area.
3. Location of Driveway? This lot is situated near the curve on Manley Rd., can the required sight distance be achieved.

BOARD OF SUPERVISORS  
EAST GOSHEN TOWNSHIP

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

FYI

May 28, 2013

Dear Property Owner:

The purpose of this letter is to inform you that the owner of 1637 Manley Rd., West Chester, PA 19380, has submitted a subdivision sketch plan for review and comment by the Township Planning Commission. The owner, Patricia O'Neill, proposes a 2 lot subdivision of her property. The existing parcel has an area of approximately 5.84 acres and has an existing single family home and accessory structures. The sketch plan proposes the subdivision of one new 1.23 acre lot to the east of the existing home for a new residential single family use.

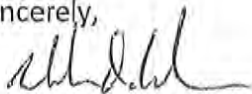
Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of sketch plan submissions.

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

**June 5, 2013** - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Sketch Plan)**

All meetings are held at the Township Building and are open to the public. The plans are available for review at the Township building during normal business hours. Please give me a call at or email me at [mgordon@eastgoshen.org](mailto: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

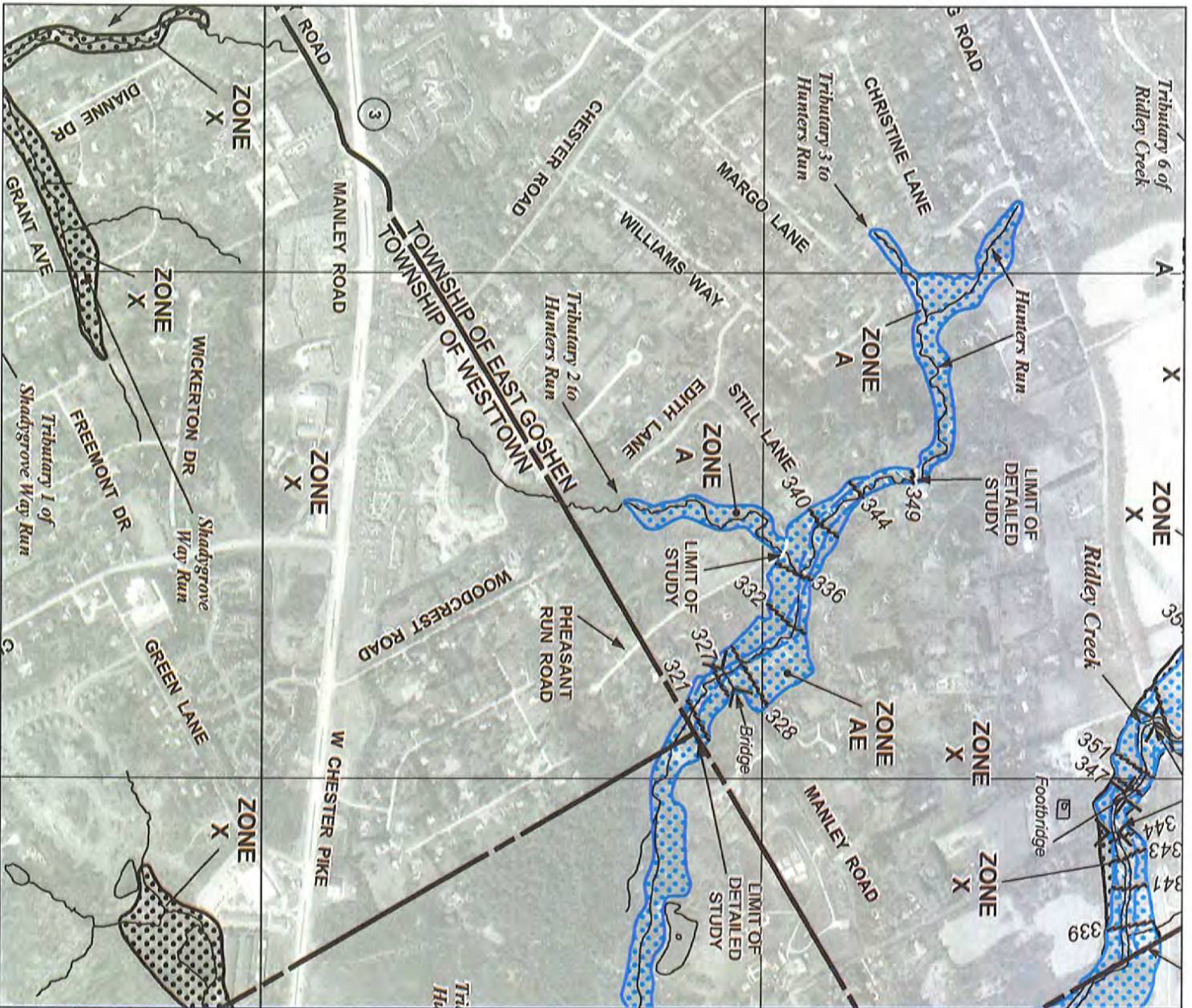




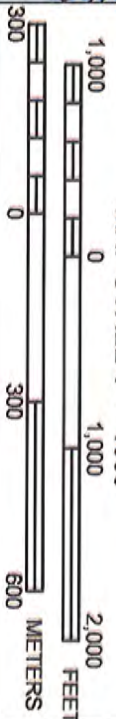
1637 Manley Rd.







MAP SCALE 1" = 1000'



**NFIP**

PANEL 0215 F

# **FIRM** FLOOD INSURANCE RATE MAP CHESTER COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)

**PANEL 215 OF 380**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
E. GOSHEN, TWP OF	420277	0215	F
THORNHURST, TWP OF	420290	0215	F
W. GOSHEN, TWP OF	420293	0215	F
WESTTOWN, TWP OF	420294	0215	F
WILLISTOWN, TWP OF	422282	0215	F

Notice to User: The Map Number shown below should be used when ordering map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER**  
**42029C0215F**  
**MAP REVISED:**  
**SEPTEMBER 29, 2006**  
**Federal Emergency Management Agency**

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRMette - Desktop version 3.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at <http://www.msc.fema.gov/>.

PLANS ARE AVAILABLE FOR VIEWING AT  
THE TOWNSHIP BUILDING DURING  
NORMAL BUSINESS HOURS

8:00 – 5:00 (Monday – Friday)



# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

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

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**Date:** 5/30/2013  
**To:** Planning Commission  
**From:** Mark Gordon, Zoning Officer *mlb*  
**Re:** Goshen Meadows Land Development

Dear Commissioners,

The Goshen Meadows LD application has been revised and the applicant is seeking Preliminary and Final Land development approval.

I have drafted a motion for your consideration; this is a **draft** and may be modified at the discretion of the Commission:

## **DRAFT MOTION:**

The subject property is located at 1325 West Chester Pike, West Chester, PA 19382. The applicant has received conditional use approval from the Board of Supervisors on September 4, 2012, with ten (10) conditions. The land development plan proposes to develop the property and construct (five) 5 new apartment buildings with a total of 60 new apartment units and to adaptively reuse the existing historic resource with two(2) residential apartments, a fitness room and a rental office for the community.

Madame Chairman, I move that we recommend that the Planning Commission recommend Preliminary / Final approval of the Goshen Meadows Investors, L.P., Land Development application and plans dated October 17, 2013 and last revised on May 17, 2013 with the following conditions:

1. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 5/31/2013 prior to approval.
2. The Plan shall not be released for recording until all the escrow for the improvements depicted on the plans has been posted.
3. The applicant shall pay 10% of the sewer tap-in fee for the entire project to reserve the sewer capacity for the project, prior to the plans being released for recording.
4. The applicant shall pay an Impact fee of \$396.25 per trip for the project prior to the issuance of any building permit.
5. The applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

May 31, 2013

East Goshen Township  
1580 Paoli Pike  
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Goshen Meadows Investors – West Chester Pike  
Land Development Plan Review

Dear Mark:

The following plans, reports, and letter prepared by Herbert E. MacCombie, Jr., P.E.  
Consulting Engineers and Surveyors, Inc. have been submitted to this office for review:

<u>Sheet No.</u>	<u>Title</u>
1 of 17	Plan of Consolidation / Land Development Plan
2 of 17	Plan of Proposed Improvements
3 of 17	Grading Plan
4 of 17	During Construction Erosion and Sediment Control Plan
5 of 17	Sanitary Sewer Profile and Details, last rev. March 25, 2013
6 and 7 of 17	Storm Sewer Profiles, last rev. March 25, 2013
8 of 17	Storm Sewer Details, last rev. March 25, 2013
9 of 17	Sanitary Sewer & Water Details, last rev. March 25, 2013
10 of 17	Miscellaneous Construction Details, last rev. March 25, 2013
11 and 12 of 17	E & S Control Details, last rev. March 25, 2013
13 of 17	Project Narrative, last rev. March 25, 2013
14 of 17	Topographic Plan of Property / Demolition Plan, dated March 25, 2013
15 of 17	Traffic Control & Pavement Marking Plan
16 of 17	Plan of Open Space Areas
17 of 17	Turning Template Plan for Fire Truck Access
1 of 3	Topographic Plan of Property / Tree Inventory, last revised April 3, 2013
2 of 3	Plan of Proposed Improvements / Tree Removal, last revised April 3, 2013
3 of 3	Planting Plan (prepared by Menke & Menke, LLC), last revised May 21, 2013

Post-Construction Stormwater Management Drainage Analysis, dated October 30, 2013  
Erosion and Sediment Control Report, dated October 26, 2012  
Net 2-Year Storm Event Analysis, dated May 15, 2013  
Storm Pipe Analysis, dated May 15, 2013  
March 26, 2013 Plan Submission Letter

Professional services since 1874

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



A Site Lighting Plan prepared by Lighting Design Collaborative, dated May 20, 2013, was also included with the plan submission.

Unless noted otherwise, all plans have a latest revision date of May 17, 2013. The plans depict the proposed planned apartment development on tax map parcel 53-6-56. The 5.115 acre (net) parcel is located on the northeast corner of the Mary Fran Drive intersection with West Chester Pike. The parcel contains an historic dwelling, a barn, specimen trees, steep slopes along the West Chester Pike frontage, and driveway access to Mary Fran Drive. The proposed development consists of 62 apartment units. Five new buildings will contain 12 units each and the existing dwelling is to be converted into two units and a fitness center. Site access is to be provided by an access driveway to Mary Fran Drive and an emergency vehicle access to westbound West Chester Pike. The plans note that the apartments are to be served by public water and public sewer. The parcel (tax map parcel 53-6-56) is to be combined with the adjoining 13.636 acre (net) Goshen Meadows apartment development (tax map parcel 53-6-56.1) to the north and is situated within the C-4 Planned Highway Commercial District. Conditional use approval was granted on September 4, 2012 to allow the development of a 64 unit planned apartment development that includes the adaptive reuse of the historic dwelling.

The following revisions to the plans dated October 17, 2012 are noted:

- A. The overall number of proposed apartment units has been reduced from 64 (60 - two bedroom units and 4 - one bedroom units) to 62 - two bedroom units.
- B. The overall combined tract building coverage has been increased from 82,250 square feet (10.07 %) to 85,300 square feet (10.44%).
- C. The combined tract impervious coverage has been increased from 296,880 square feet (36.35 %) to 299,930 square feet (36.72 %).
- D. The proposed number of parking spaces has been reduced from 160 to 158.
- E. Proposed recreation / open space area locations are shown on sheet 16. The proposed recreation / common open space area to be provided for the combined tract is 54,190 square feet. The required recreation / open space area for the overall tract is 52,400 square feet (262 units @ 200 s.f./unit).
- G. Sheet 1 notes a proposed building height of 42.63 feet for each new building.

All comments from our previous review letter of December 19, 2012 have been satisfactorily addressed except for the following that are numbered as they appeared previously:



September 4, 2012 Conditional Use Decision

2. Condition 4 – The mitigation methods outlined in the Historic Resource Impact Study need to be satisfactorily addressed. The following items need to be addressed:
  - A. Rehabilitate the exterior of the historic dwelling;
  - B. Incorporate to the extent possible certain interior features in the dwelling, such as window surrounds, baseboards, doors, and possibly balustrades;
  - D. Consider design elements such as stucco surfaces, shutters, cornices and mansard roofs in the development of the new apartment buildings to blend with the architecture of the historic resource.
5. Condition 7 – Applicant shall comply with section 240-29.C.10 and provide recreation / common open space areas equal to at least 200 square feet per dwelling unit. Section 240-29.C.10 notes that all recreation / common open space areas shall be located where suitable for outdoor active or passive recreation (such as outdoor relaxation, walking, and / or gardening). The proposed location of recreation / common open space areas along with a description of the features to be included with each area are shown on sheet 16. Construction details, specifications, and a completion schedule for the proposed open space features need to be provided.

Zoning Ordinance

11. Section 240-27.D.2.b – The developer shall be responsible for the installation and cost for traffic improvement required by PADOT or determined by the Board of Supervisors to be necessary for the reasonable ingress and egress to the development . Sheet 1 notes that the West Chester Pike eastbound left turn lane is to be extended 125 feet in length (plus appropriate taper) and the westbound left turn lane is to be extended 150 feet in length (plus appropriate taper). The PennDOT Highway Occupancy Permit application plans will need to be reviewed and approved by the Township Traffic Engineer and the Developer will need to post escrow with PennDOT for completion of the traffic improvements.
12. Section 240-29.C.7.c – Each building with three or fewer stories shall be separated from each other building by at least 1.5 times the height of the tallest building. Sheet 1 notes a proposed building height of 42.63 feet. As such, the minimum required separation distance between buildings is 63.95 feet. The measured distance between the corners of buildings 2 and 3 is 60 feet. The proposed location of buildings 2 and 3 will need to be adjusted so that the minimum required separation distance is provided.

Subdivision and Land Development Ordinance

20. Section 205-61 – Neither portions of tree masses nor specimen trees shall be cleared unless absolutely necessary. Applicants shall make all reasonable efforts to harmonize

their plans in order to preserve existing trees. It is our understanding that the tree removal plan has been reviewed and approved by the Conservancy Board.

Stormwater Management Ordinance 129-M-03

26. Section 404.A.1 – The stormwater management design will need to be adjusted as necessary to account for the additional runoff from the increased impervious cover.
27. Section 406.B – A copy of the PennDOT permit approval will need to be provided to the Township for the proposed storm pipe connection from stormwater management basin 'I' to the existing storm sewer inlet located along the north side of West Chester Pike.

General Comments

29. The manhole #34 outlet control detail on sheet 8 should be amended to note the manhole diameter and to address how the control structure is to be installed within the manhole. The 4 foot wide by 15 inch opening reference should also be clarified.
30. Clean-out or observation ports within the underground infiltration basins should be provided for the storage pipe end sections. The plans should also include a chart or table noting the diameter and length of the distribution pipe within each basin.
32. Proposed tree planting locations need to be checked and adjusted to avoid conflicts with the infiltration basins.
34. Since the proposed limit of disturbance exceeds one acre, the erosion and sediment control plan will need to be submitted to the Chester County Conservation District for review and approval. A letter of adequacy from the Chester County Conservation District and an NPDES Permit are required for final plan approval.

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

Sincerely,  
YERKES ASSOCIATES, INC.

  
Thomas H. Kummer, R.L.A.

  
Michael Conrad, P.E.

Cc: Dennis O'Neill, P.E.



# Historical Commission

East Goshen Township

Chester County, Pennsylvania

1580 Paoli Pike

East Goshen Township

Planning Commission

1580 Paoli Pike

West Chester, Pa. 19380

West Chester, PA 19380

610-692-7171

Re: Goshen Meadows Land Development  
Adaptive re-use of Historic Resource

Dear Commission Members:

At their meeting on December 13, 2012 the Historical Commission reviewed the plans submitted for the renovation and restoration of the historic resource located at 1325 West Chester Pike.

Goshen meadows investors has presented an architectural plan titled "Proposed floor plans" by PZS Architects dated 10/16/2012, as part of their Land Development Submission for the Apartment Community they propose to construct at 1325 West Chester Pike and pursuant to Condition 4 of the Conditional Use approval for the Planned Apartment Community. The applicant proposes to convert the existing residential dwelling into two, two bedroom units, a leasing office for the community and a fitness room. The applicant will incorporate the historic features of the interior in to the renovation and will repair and restore the exterior features. The applicant also agreed to use historically correct colors on the exterior of the historic resource.

The commission unanimously voted in favor of the following motion:

"Mr. Chairman, I move that we accept the architectural drawings of the adaptive reuse of the Historic Resource presented in the plans titled "Proposed floor plans" by PZS Architects dated 10/16/2012 with the following conditions:

1. The applicant will use historically correct colors on the exterior of the house during the restoration.
2. The applicant agrees to allow the Historical Commission to tour the house and take pictures prior to the start of renovations."

It should also be noted that applicant needs to demonstrate that the new apartment buildings will incorporate design elements that blend with the architecture of the Historic resource, as outlined in condition 4(d) of the Conditional Use decision.

Sincerely,

Mark A. Gordon  
Zoning Officer



# EAST GOSHEN CONSERVANCY

December 17, 2012

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

Re: New Kent Land Development Application / 1 New Building (12 Units)  
Landscaping

Dear Commission Members:

At their meeting on December 12, 2012 the Conservancy Board voted in favor of the following motion:

Madame Chairman, I move that we recommend that the Planning Commission accept the Landscaping plans for the New Kent Land Development application with the following conditions:

1. Eastern white pines shall be used to a lesser extent than indicated and other approved evergreen trees species shall be listed in the planting list.
2. The Final Landscape Plan should identify the evergreen buffer plantings to be planted within the buffer yard area along the northern property line as suggested by the Township staff and agreed to by the applicant and said plantings shall be diversified evergreen trees.

The applicant agreed to these conditions.

It was also suggested that the applicant investigate the possibility of planting grass varieties in the lowest part of the basin area that will not need to be mowed however this was not a condition of the recommendation.

Sincerely,



Mark A. Gordon  
Zoning Officer

PLANS ARE AVAILABLE FOR VIEWING AT  
THE TOWNSHIP BUILDING DURING  
NORMAL BUSINESS HOURS

8:00 – 5:00 (Monday – Friday)

# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Voice: 610-692-7171


Fax: 610-692-8950

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

---

**Date:** 5/29/2013

**To:** Planning Commission

**From:** Mark Gordon, Zoning Officer 

**Re:** WCF Amendment as per the Pennsylvania Wireless Broadband Communications Act

Dear Commissioners,

The PA Legislature passed a law late in 2012, Wireless Broadband Collocation Act, outlining the requirements for when Municipalities can require Wireless carriers and tower owners to secure approvals for the collocation of equipment on approved WCF structures. The act was reviewed closely by staff and the solicitor prior to writing this draft.

This has been sent to the county and we should have their letter by mid June.

## **DRAFT MOTION TO SUPPORT:**

Madame Chairman, I move that we recommend that the Board of Supervisors approve the Zoning ordinance incorporating the new requirements outlined in the Pennsylvania Wireless Broadband Communications Act, P.S. 53 and some minor changes to the annual reporting requirements.

**EAST GOSHEN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO.       -2013**

**AN ORDINANCE OF EAST GOSHEN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA, AMENDING  
CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP  
CODE, TITLED, "ZONING", TO ADD DEFINITION FOR  
COLLOCATION AND MODIFICATION IN SECTION 240-6;  
AMEND SECTION 240-15.H AND SECTION 240-  
31(C)(3)(h) TO REVISE THE STANDARDS FOR  
COLLOCATION AND MODIFICATION OF COMMERCIAL  
COMMUNICATIONS ANTENNA ON EXISTING  
STRUCTURES TO COMPLY WITH THE PENNSYLVANIA  
WIRELESS BROADBAND COLLOCATION ACT, 53 P.S. §  
11702.1 *ET SEQ.***

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.** The following definitions shall be added to Section 240-6 in alphabetical order:

**"COLLOCATION-** the placement or installation of new wireless telecommunication facilities on previously approved and constructed wireless support structures, including self-supporting or guyed monopoles and towers, electrical transmission towers, water towers or any other structure not classified as a wireless support structure that can support the placement or installation of wireless telecommunications facilities that has been approved by the Township. The term includes the placement, replacement or modification of accessory equipment within a previously approved equipment compound."

**"MODIFICATION OR MODIFY-** The improvement, upgrade or expansion or existing wireless telecommunications facilities or base stations on an existing wireless support structure or the improvement, upgrade or expansion of the wireless telecommunication facilities located within an existing equipment compound, if the improvement, upgrade, expansion or replacement does not substantially change the physical dimensions of the wireless support structure."



**SECTION 2.** Section 240-15.H shall be amended to read as follows:

**“§ 240-15.H. Standards for Wireless Communications Facilities Built on Township-Owned Property.**

All applicants seeking to construct, erect, relocate or alter a Wireless Communications Facility on Township-owned property in the C-2 District shall demonstrate compliance with the criteria in Section 240-31.C(3)(h) as part of the application for building permit. Any materials or documents that must be submitted to the Board of Supervisors as part of the conditional use application for wireless communications facilities built in the I-1 and BP Districts pursuant to Section 240-31.C(3)(h) shall be submitted instead to the Building Official as part of the building permit application for a wireless communications facility built on Township-owned property in the C-2 District. The Building Official shall not issue a building permit for the wireless communications facility until the applicant has demonstrated compliance with the criteria in Section 240-31.C(3)(h) and the Township has entered a lease or license agreement with the owner of the wireless communications facility. Notwithstanding the foregoing provisions, applicants seeking to modify and/or collocate on an existing wireless telecommunications facility or existing wireless support structure on Township owned property shall be required to comply with the Pennsylvania Wireless Broadband Collocation Act, 53 P.S. §11702.1 *et seq.* in lieu of complying with the provisions in Section 240-31.C(3)(h).

**SECTION 3.** Section 240-31.C(3)(h) shall be revised as follows:

“(h) Wireless communications facilities.

[1] Purpose. The purpose of this subsection and the standards established herein are to govern the use, construction and siting of wireless communications facilities in recognition of the nature of wireless communications systems and the Federal Telecommunications Act of 1996, as amended from time to time. These regulations are intended to:

[a] Accommodate the need for wireless communications facilities while regulating their location and number so as to ensure the provision for necessary services.

[b] Minimize the adverse visual effects and the number of such facilities through proper design, siting, screening, material, color and finish, and by requiring that competing providers of wireless communications services collocate their commercial communications antennae and related facilities on existing towers if possible.

[c] Ensure the structural integrity of commercial communications antenna support structures through compliance with applicable industry standards and regulations, including the Township’s Building Code.

[d] Promote the health, safety and welfare of the Township's residents.

[2] Standards for commercial communications antenna erected on a commercial communications support structure. All applicants seeking to construct, erect, relocate or alter a commercial communications support structure shall comply with the following regulations. Applicants seeking to modify and/or collocate on an existing wireless telecommunications facility or existing wireless support structure that has been previously approved for wireless telecommunications shall not be subject to the conditional use procedures set forth in this section provided that the modification and/or collocation meet all of the requirements of the Pennsylvania Wireless Broadband Collocation Act, 53 P.S. § 11702.1 et seq. including the definitions of "collocation" and "modification" in such Act. A written narrative that addresses how the applicant will meet each of the regulations listed below shall be submitted with the conditional use application.

[a] Location and height.

[i] Permissible Locations. Wireless communications facilities must be located on property within the following zoning districts where permitted by right or as a conditional use and only in such location within that district and at a minimum height necessary to satisfy their function in the applicant's wireless communications system. The zoning districts in which wireless communications facilities are permitted by conditional use are the BP and I-1 Districts. Wireless Communications Facilities are also permitted by right on Township-owned property in the C-2 District.

[ii] Maximum heights. No commercial communications antenna support structure serving a single provider shall be taller than 120 feet, measured from undisturbed ground level, unless the applicant proves that another provider of wireless communications services has agreed to collocate commercial communications antenna(e) on the applicant's commercial communications antenna support structure. In such case, the commercial communications antenna support structure shall not exceed 150 feet. No applicant shall have the right under these regulations to erect a tower to the maximum height specified, unless it proves the necessity for such height. The applicant shall demonstrate that the proposed height of the commercial communications antenna support structure and the commercial communications antennae intended to be attached thereto is the minimum height required to provide satisfactory service for wireless communications.

[b] Conditional Use Application.

[i] Site plan. A site plan shall be submitted with the conditional use application which shows all existing and proposed structures and improvements, including but not limited to the commercial communications antenna(e), commercial communications antenna support structure, building, fencing, landscaping, parking, ingress and egress. In addition, the site plan shall show each of the contiguous properties, identified by tax parcel number and owner, depicting all buildings and structures located on such properties and their principal and/or accessory uses. The plan shall comply with the requirements for a final plan as set forth in Chapter 205, Subdivision and Land Development.

[ii] Miscellaneous Information and Reports. The conditional use application shall be accompanied by the following:

[a] A propagation study demonstrating that there is a substantial gap in coverage for the provider;

[b] A description of the type and manufacturer of the proposed transmission/radio equipment;

[c] A study demonstrating compliance with the noise standards in Section 240-24 of this chapter. In instances where there are multiple carriers or multiple equipment boxes proposed to be built on one site, the applicant must demonstrate that the cumulative noise from all carriers' equipment shall comply with the noise standards in this chapter;

[d] The name, address and contact information for the primary and secondary contact person responsible for the facility operation and maintenance;

[e] A report which addresses the potential impacts associated with constructing the facility and possible mitigation measures if negative impacts are expected to occur on surrounding properties;

[f] A report from a registered professional engineer that confirms that the radiofrequency emissions from the proposed facility will comply with the Federal Communications Commission standards;



- [g] A certificate of insurance issued to the owner/operators, evidencing that there is or will be adequate current liability insurance in effect insuring against liability for personal injuries and death and property damage caused by the land site and the proposed facilities;
- [h] A copy of the lease or other written agreement with the property owner confirming that Applicant has standing to file the application and maintain the proposed facility on the subject property.
- [iii] Licensing and applicable regulations. If the applicant is a commercial wireless communications company, it must demonstrate that it is licensed by the Federal Communications Commission (FCC) and submit with the conditional use application copies of all FCC permits and licenses. All such information shall be accompanied by a certification signed by an officer of the applicant providing that, after due inquiry, the information being supplied is true and correct to the best of their knowledge, information and belief.
- [iv] Section 106. The applicant shall provide proof to the Township that it has complied with Section 106 of the National Historic Preservation Act, 16 U.S.C. § 470f, as amended, and has reviewed the effects of the proposed wireless communications facilities on local historic resources that are included in or eligible for inclusion in the National Register of Historic Properties.
- [v] Maintenance. During the conditional use hearing the applicant shall describe anticipated maintenance needs, including frequency of service, personnel needs, equipment needs and the traffic safety and noise impacts of such maintenance. If approved, the applicant shall be responsible for maintaining the commercial facility in the manner described in the hearing.
- [vi] Collocation. Prior to the Board's approval of a conditional use authorizing the construction and installation of a commercial communications antenna support structure (tower) it shall be incumbent upon the applicant to prove to the reasonable satisfaction of the Board that the applicant cannot adequately extend or infill its communications system

by the use of equipment such as repeaters, antenna(e) and other similar equipment installed on existing structures, such as utility poles, existing commercial communications support structures, and other available tall structures. The applicant shall demonstrate that it has contacted the owners of structures of suitable location and height within a one-mile radius of the site proposed, has asked for permission to install the commercial communications antenna(e) on those structures and has been denied such permission. The Board of Supervisors may deny an application to construct a new commercial communications antenna support structure if the applicant has not made a good faith effort to mount the commercial communications antenna(e) on an existing structure as set forth in this section.

[c] Building Permit Required. Upon approval of the conditional use application, the applicant shall apply for and obtain a building permit prior to the erection of the commercial communications support structure.

[i] Soil report. A soil report complying with the standards of Geotechnical Investigations, ANSI/EIA-222-E, as amended, shall be submitted to the Township Engineer to document and verify the design specifications of the foundation for the commercial communications antenna support structure, and anchors for the guy wires, if used.

[ii] Certification by engineer. Prior to the Township's issuance of a permit authorizing construction and erection of a commercial communications antenna support structure, a structural engineer registered in Pennsylvania shall issue to the Township a written certification of its ability to meet the structural standards offered by either the Electronic Industries Association or the Telecommunication Industry Association, and certify the proper construction of the foundation and the erection of the commercial communications antenna support structure.

[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 twelve 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.

[e] Other facilities. With the exception of the wireless communications equipment building or pad housing the equipment necessary for the proper functioning of the tower and commercial communications antenna(s), all other uses ancillary to commercial communications antenna(s) and commercial communications antenna support structures, including but not limited to a business office, mobile telephone switching office, maintenance depot and vehicular storage area shall not be located on any land site, unless otherwise permitted by the applicable district regulations in which the site is located.

[f] Utilities. All utilities required for the facility shall be located underground.

[g] Setbacks from tower base. The minimum setback for the tower base shall comply with the minimum setbacks established for the zoning district in which the tower is located.

[h] Antenna support structure safety. The applicant shall demonstrate that the proposed commercial communications antenna(e) and commercial communications antenna support structure are designed and constructed in accordance with all applicable building standards for such facilities and structures, including but not limited to the standards developed by the Electronics Industry Association, the Institute of Electrical and Electronics Engineer, the Telecommunications Industry Association, the American National Standards Institute, the Electrical Industry Association and the Township's applicable Building Code. The applicant shall demonstrate that the proposed wireless communications facility is designed in such a manner so that no part of the facility will attract/deflect lightning onto adjacent properties.

[i] Fencing. A security fence having a minimum height of six (6) feet shall be required around the antenna support structure and other equipment.

[j] Landscaping. Unless prohibited by federal or state laws, the following landscaping shall be required to screen as much of a newly constructed commercial communications antenna support structure as possible. The Board of Supervisors may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if, in the discretion of the Board of Supervisors, they achieve the same degree of screening as the required landscaping.

[i] An evergreen screen shall be required to surround the commercial communications antenna support structure. The screen can be either a hedge planted three feet on center maximum or a row of evergreen trees planted 10 feet on center maximum. The evergreen screen shall be a minimum



planted height of six feet at planting and shall be capable of growing to a minimum of 15 feet at maturity.

[ii] Existing vegetation on and around the land site shall be preserved to the greatest extent possible.

[iii] The landscaping shall be maintained by the applicant for as long as the facility is in operation.

[k] Design. In order to reduce the number of commercial communications antenna support structures in the Township in the future, the proposed commercial communications antenna support structure shall be designed to accommodate other potential communication users, including but not limited to commercial wireless communication companies, local police, fire and ambulance companies.

[l] Proof of annual inspection.

[i] Annually, the owner of a commercial communications antenna support structure shall submit to the Township proof of the annual inspection of the commercial communications antenna support structure and commercial communications antenna(e) by an independent professional engineer as required by the ANSI/EIA/TIA-222-E Code. Based upon the results of such inspection, the Board of Supervisors may require removal or repair of the wireless communications facility.

[ii] In the event that the annual inspection referred to above is not performed in a timely manner or if the owner of the wireless communications facility fails to make the necessary repairs or to remove the facility when directed by the Board the owner shall be subject to civil enforcement proceedings in accordance with § 240-54.

[m] Required parking. If the wireless communication facility is fully automated, a minimum of two spaces shall be provided unless the applicant demonstrates to the satisfaction of the Board of Supervisors that adequate parking is available. If the wireless communication facility is not fully automated, the number of required parking spaces shall equal the number of employees present at the wireless communication facility during the largest shift.

[n] Visual appearance. Commercial communications antenna support structures shall be painted silver, or another color approved by the Board, or shall have a galvanized finish. All wireless communications equipment buildings and other accessory facilities shall be aesthetically and architecturally compatible with the surrounding environment and shall maximize the use of a like facade to blend with the existing surroundings and neighboring buildings to the greatest extent possible.

[o] Signs. No sign or other structure shall be mounted on the wireless communications facility, except as may be required by the FCC, FAA or other governmental agency.

[p] Lighting. Commercial communications antenna support structures shall meet all Federal Aviation Administration (FAA) regulations. No commercial communications antenna support structure may be artificially lighted except when required by the FAA or other governmental authority. When lighting is required by the FAA or other governmental authority, it shall be limited to the minimum lumens and number of lights so required and it shall be oriented inward so as not to project onto surrounding properties. The applicant shall promptly report any outage or malfunction of FAA mandated lighting to the appropriate governmental authorities and to the Township Secretary.

[q] Abandonment. If use of the wireless communications facility is abandoned, or if the wireless communications facility is not in use for a period of six months or longer, the owner shall demolish and/or remove the wireless communications facility from the land site within six months of such abandonment and/or nonuse. All costs of demolition and/or removal shall be borne by the owner of the wireless communications facility. In the event that the demolition and/or removal referred to above is not performed in a timely manner, the owner shall be subject to civil enforcement proceedings in accordance with § 240-54C.

[r] Interference. In the event that the wireless communications facility causes interference with the radio or television reception of any Township resident for a period of three continuous days, the resident shall notify the applicant of such interference and the applicant, at the applicant's sole expense, shall thereafter ensure that any interference problems are promptly corrected. In the event that the interference is not corrected in a timely manner, the applicant shall be subject to the civil enforcement proceedings in accordance with § 240-54C.

[s] Annual report. In January of each year, the owner of any wireless communications facility shall pay the registration fee as established from time to time by resolution of the Board of Supervisors and shall provide the Township with the following information.

- [i] The names and addresses of the owner of the wireless communications facility and any organizations utilizing the wireless communications facility and telephone numbers of the appropriate contact person in case of emergency.
- [ii] The name and address of the property owner on which the wireless communications facility is located.
- [iii] A certification that the wireless communications facility is continuing to comply with this chapter and all applicable governmental regulations, including but not limited to output and emission limits established by the FCC.
- [iv] Changes occurring with respect to any of the information required above shall be reported to the Township, in writing, within 10 days of the effective date of such changes. The failure to supply the annual report by the close of January shall result in the issuance of an enforcement notice in accordance with § 240-54.

[3] Standards for commercial communications antenna erected on an existing structure.

[a] In all zoning districts, an applicant may, upon conditional use approval being granted by the Board, locate commercial communications antenna and their support members (but not a commercial communications antenna support structure) on an existing smoke stack, utility pole, water tower, commercial or industrial building or any similar tall structure pursuant to the conditional use procedures of Section 240-31.C(3)(h).

[b] If the proposed collocation is on an existing structure that has previously been approved for the installation of commercial communications antenna and their support members, the Pennsylvania Wireless Broadband Collocation Act, 53 P.S. § 11702.4(c) shall govern and no conditional use approval shall be necessary to collocate commercial communications antenna and their support members. Any modification or collocation that substantially changes an existing wireless support structure is specifically excluded from this exception and shall proceed through the conditional use procedures of Section 240-31.C(3)(h). All applications for collocation on or modification to an existing wireless telecommunication facility or wireless support structure shall contain: (1) information responsive to the applicable building permit requirements, including requirements applicable to the added structural loading of the proposed antennas and accessory equipment; (2) documents demonstrating the application meets all of the requirements of and is entitled to be processed under the Pennsylvania Wireless Broadband Collection Act, 53 P.S. §11702.4(c); (3) such other information and documents as specified on the Township's application form; and (4) the appropriate filing fee, as may be set from time to time by the Township Board of



Supervisors by Resolution. The application review procedure for the proposed modification and/or collection shall be that set forth in the Pennsylvania Wireless Broadband Collection Act, 53 P.S. 11702.4(b).

[c] All applicants seeking to construct, erect, or locate a commercial communications antenna on an existing structure that has not been previously approved for the installation of commercial communications antenna and their support members shall comply with the following regulations. A written narrative that addresses how the applicant will meet each of the regulations listed below shall be submitted with the conditional use application.

[1] Location and height.

- [i] The commercial communications antenna must be located on an existing structure. For purposes of this Subsection, in order to constitute an existing structure, the structure must be one that was constructed and/or erected prior to April 7, 1998.
- [ii] Steeple exception to existing structure requirement. The applicant may, upon conditional use approval being granted by the Board of Supervisors, install a commercial communications antenna in any zoning district, in accordance with the provision of this section provided the commercial communications antenna shall be located entirely within a steeple located on a place of worship and no portion of the antenna shall be visible from the outside.
- [iii] Limitations on Height. In no event shall mounted commercial communications antenna(e) extend more than 25 feet above the height of the existing structure. The applicant shall demonstrate that the proposed height of the commercial communications antenna is the minimum height required to provide satisfactory service for wireless communications.

[2] Conditional Use.

- [i] Site plan. A site plan shall be submitted with the conditional use application which shows all existing and proposed structures and improvements, including but not limited to the commercial communications antenna(e), the existing structure to which the commercial communications antenna(e) will be attached, building, fencing, landscaping, parking,

ingress and egress. In addition, the site plan shall show each of the contiguous properties, identified by tax parcel number and owner, depicting all buildings and structures located on such properties and their principal and/or accessory uses. The plan shall comply with the requirements for a final plan as set forth in Chapter 205, Subdivision and Land Development.

[ii] Miscellaneous Information and Reports. The conditional use application shall be accompanied by the following:

- [a] A propagation study demonstrating that there is a substantial gap in coverage for the provider;
- [b] A description of the type and manufacturer of the proposed transmission/radio equipment;
- [c] A study demonstrating compliance with the noise standards in Section 240-24 of this chapter. In instances where there are multiple carriers or multiple equipment boxes proposed to be built on one site, the applicant must demonstrate that the cumulative noise from all carriers' equipment shall comply with the noise standards in this chapter;
- [d] The name, address and contact information for the primary and secondary contact person responsible for the facility operation and maintenance;
- [e] A report from a registered professional engineer that confirms that the radiofrequency emissions from the proposed facility will comply with the Federal Communications Commission standards.
- [f] A certificate of insurance issued to the owner/operators, evidencing that there is or will be adequate current liability insurance in effect insuring against liability for personal injuries and death and property damage caused by the

land site and the proposed wireless communications facilities;

[g] A copy of the lease or other written agreement with the property owner confirming that Applicant has standing to file the application and maintain the proposed facility on the subject property.

[iii] Licensing and applicable regulations. If the applicant is a commercial wireless communications company, it must demonstrate that it is licensed by the Federal Communications Commission (FCC) and submit with the conditional use application copies of all FCC permits and licenses. All such information shall be accompanied by a certification signed by an officer of the applicant providing that, after due inquiry, the information being supplied is true and correct to the best of their knowledge, information and belief.

[iv] Section 106. The applicant shall provide proof to the Township that it has complied with Section 106 of the National Historic Preservation Act, 16 U.S.C. § 470f, as amended, and has reviewed the effects of the proposed wireless communications facilities on local historic resources that are included in or eligible for inclusion in the National Register of Historic Properties.

[v] Maintenance. During the conditional use hearing the applicant shall describe anticipated maintenance needs, including frequency of service, personnel needs, equipment needs and the traffic safety and noise impacts of such maintenance. If approved, the applicant shall be responsible for maintaining the commercial communications antenna(e) in the manner described in the hearing or as required by the Board as part of the conditional use approval.

[3] Building Permit Required. Upon approval of the conditional use application the applicant shall apply for and obtain a building permit prior to the erection of the commercial communications antenna on an existing structure. Prior to the Township's issuance of a permit authorizing construction and erection of a commercial communications antenna, a structural engineer registered in Pennsylvania shall issue to the Township a written certification that confirms that the existing structure can support the load of the proposed antenna and all cables associated therewith.



[4] 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 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.

If the commercial communications antenna is installed on an existing utility pole, the Board may authorize the installation of one or more cabinets on the utility pole upon which the antenna(s) is located. The cabinets shall be located at the maximum height allowed by the owner of the utility pole, however, in no case shall the bottom of any cabinet be less than eight feet above ground level. The Board shall approve the color, size and orientation of the cabinet(s) on the pole.

[5] Other facilities. With the exception of the wireless communications equipment pad housing the equipment necessary to the proper functioning of the commercial communications antenna(s), all other uses ancillary to commercial communications antenna(s), including but not limited to a business office, mobile telephone switching office, maintenance depot and vehicular storage area shall not be located on any land site, unless otherwise permitted by the applicable district regulations in which the site is located.

[6] Utilities. All utilities required for the antenna and associated ground equipment shall be located underground.

[7] Required parking. If the wireless communication antenna is fully automated, a minimum of two spaces shall be provided unless the applicant demonstrates to the satisfaction of the Board of Supervisors that adequate parking is available. If the wireless communication antenna is not fully automated, the number of required parking spaces shall equal the number of employees present at the wireless communication antenna during the largest shift.

[8] Safety of Antenna. The applicant shall demonstrate that the proposed commercial communications antenna(e) are designed and constructed in accordance with all applicable building standards for such facilities and structures, including but not limited to the standards developed by the Electronics Industry Association, the Institute of Electrical and Electronics Engineer, the Telecommunications Industry Association, the American National Standards Institute, the Electrical Industry Association and the Township's applicable Building Code. The applicant shall demonstrate that the proposed wireless communications facility is designed in such a manner so that no part of the facility will attract/deflect lightning onto adjacent properties.

[9] Fencing. A security fence having a minimum height of six (6) feet shall be required around the equipment buildings or pads.

[10] Landscaping. Unless prohibited by federal or state law, the following landscaping shall be required to screen the equipment building or pads. The Board of Supervisors may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if, in the discretion of the Board of Supervisors, they achieve the same degree of screening as the required landscaping.

[i] An evergreen screen shall be required to surround the equipment building or pad. The screen can be either a hedge planted three feet on center maximum or a row of evergreen trees planted 10 feet on center maximum. The evergreen screen shall be a minimum planted height of six feet at planting and shall be capable of growing to a minimum of 15 feet at maturity.

[ii] Existing vegetation on and around the land site shall be preserved to the greatest extent possible.

[iii] The landscaping shall be maintained by the applicant for as long as the facility is in operation.

[11] Proof of annual inspection.

[i] Annually, the owner of a commercial communications antenna shall submit to the Township proof of the annual inspection of the commercial communications antenna by an independent professional engineer as required by the ANSI/EIA/TIA-222-E Code. Based upon the results of such inspection, the Board of Supervisors may require removal or repair of the wireless communications facility.

[ii] In the event that the annual inspection referred to above is not performed in a timely manner or if the owner of the antenna fails to make the necessary repairs or to remove the antenna when directed by the Board, the owner shall be subject to civil enforcement proceedings in accordance with § 240-54.

[12] Lighting. Commercial communications antenna shall meet all Federal Aviation Administration (FAA) regulations. No commercial communications antenna may be artificially lighted except when required by the FAA or other governmental authority. When lighting is required by the FAA or other governmental authority, it shall be limited to the minimum lumens and number of lights so required and it shall be oriented inward so as not to project onto surrounding properties. The applicant shall promptly report any outage or malfunction of FAA mandated lighting to the appropriate governmental authorities and to the Township.

[13] Abandonment. If use of the wireless communications antenna is abandoned, or if the wireless communications antenna is not in use for a period of six months or longer, the owner shall remove the wireless communications antenna from the existing structure within six months of such abandonment and/or nonuse. All costs of demolition and/or removal shall be borne by the owner of the wireless communications antenna. In the event that the demolition and/or removal referred to above is not performed in a timely manner, the owner shall be subject to civil enforcement proceedings in accordance with § 240-54C.

[14] Interference. In the event that the wireless communications antenna causes interference with the radio or television reception of any Township resident for a period of three continuous days, the resident shall notify the applicant of such interference and the applicant, at the applicant's sole expense, shall thereafter ensure that any interference problems are promptly corrected. In the event that the interference is not corrected in a timely manner, the applicant shall be subject to the civil enforcement proceedings in accordance with § 240-54C.

[15] Visual appearance. All wireless communications equipment buildings and other accessory facilities shall be aesthetically and architecturally compatible with the surrounding environment and shall maximize the use of a like facade to blend with the existing surroundings and neighboring buildings to the greatest extent possible.

[16] Annual report. In January of each year, the owner of any wireless communications antenna shall pay the registration fee as established from time to time by resolution of the Board of Supervisors and shall provide the Township with the information specified in Section 240-31(h)(2)(s). Failure to supply the annual report by the close of the following January shall result in the issuance of an enforcement notice in accordance with Section 240-54.

[17] Signs. No sign or other structure shall be mounted on the wireless communications antenna, except as may be required by the FCC, FAA or other governmental agency."

**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 \_\_\_\_\_, 2013.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Louis F. Smith, Secretary

\_\_\_\_\_  
Senya D. Isayeff, Chairman

\_\_\_\_\_  
Carmen Battavio, Vice-Chairman

\_\_\_\_\_  
Thom Clapper Ph.D, Member

\_\_\_\_\_  
E. Martin Shane, Member

\_\_\_\_\_  
Charles W. Proctor, III, Esquire, Member

**2014 Comprehensive Plan Update  
For  
East Goshen Township**

**Proposed Task Force Meeting Schedule and Topics for Discussion**

May 2013 Revision

<u>Month/Date</u>	<u>Topics for Discussion</u>
February 25, 2013	Plan Update Task Force Kick-off Meeting County review of VPP grant requirements Review/Discuss Scope of Work Task Force Member Desired Plan Outcomes Review of Sustainable Communities Assessment (SCA) Process
March, 2013	No Task Force meeting – SCA underway
April 22, 2013	Review/discussion of proposed mtg. schedule and topics Review/discussion of draft SCA Set date for June Community Visioning Session
May 30, 2013	Review/approval of final SCA Prepare for/discuss June Community Visioning Session Review/discussion of existing land use inventory and build-out analysis; discussion of redevelopment potential Discussion of Residential Fair Share Assessment Review/discussion of local/regional demographics Review population/housing projections
June 3, 2013	Community Visioning Session
June 24, 2013	Recap/discussion of community visioning session Approve population/housing projections Review/discuss natural resource inventories and protection Review/discuss Planning document/format samples Identify/discuss Plan goals and/or issues
July 22, 2013	Continued Goal discussion Review/discuss cultural resource inventories and protection Identify/discuss objectives/policies for goals
August 26, 2013	Discussion on Future Land Use Element



September 23, 2013	Continued Discussion on Future Land Use Discussion on Housing Element
October 28, 2013	Discussion on Economic Development Plan Discussion on Transportation Element
November 25, 2013	Discussion on Parks, Recreation, Open Space and Trails Element
December 30, 2013	Discussion on Energy Conservation Element
January 27, 2014	Identification of Plan Implementation Steps
February 24, 2014	Continued discussion of Plan Implementation Steps
March/April, 2014	Draft Plan Update Preparation
May 26, 2014	Draft Plan Update Review
June 23, 2014	Draft Plan Update Review continued
July 28, 2014	Draft Plan Update acceptance/forward to BOS
September, 2014	Joint meeting of Task Force and Board of Supervisors to review the draft Plan Update
October – December, 2014	BOS Public hearing/adoption process



## SUSTAINABLE COMMUNITIES ASSESSMENT FOR EAST GOSHEN TOWNSHIP, CHESTER COUNTY

2<sup>nd</sup> DRAFT—5/24/2013

### Overview

Between February and April of 2013, staff from the Brandywine Conservancy's Environmental Management Center (EMC) conducted a focused assessment of East Goshen Township's ordinances, plans, and policies (collectively, the "framework") as these pertain to community sustainability. Using the focused assessment approach allowed EMC staff to investigate East Goshen's broad and complex framework given limited time and resources, laying the groundwork for clear recommendations for future action during the comprehensive planning process.

*"A healthy environment, one that is supported by sound land-use policies, is essential for healthy communities and strong local economies."*

It may be helpful to define the term "sustainability". Sustainability is widely accepted to refer to: *an approach that meets the needs of the existing generation while not compromising the needs of future generations, and protecting the rights of both.* It is also commonly understood to mean *the responsible use of natural resources such that renewable ones are not drawn down beyond their ability to regenerate, and non-renewable ones are used to the minimum possible extent.* For example, applying this definition to the land-use component of East Goshen's environmental framework would mean an approach which *promotes the redevelopment of underused commercial centers to have a mix of uses, which would conserve vital natural resources and promote a strong local economy.*

Sustainability is often represented by the graphic shown here, at the center of the three nested circles: "environment," "society," and "economy." While this assessment looks principally at the outer, environmental, circle, it is clear that a healthy environment, one that is supported by sound land-use policies, is essential for healthy communities and strong local economies.

Specifically, we evaluated the following facets of sustainability: (1) Natural Resource Protection; (2) Water Quality & Quantity; (3) Land Use & Community Character; (4) Global Warming & Climate Change; (5) Renewable Energy & Energy Conservation; (6) Mobility & Transportation; (7) Community Health & Safety; and (8) Food Production & Security. Given the assessment's focus on ordinances, plans, and policies, we did not evaluate any of the Township's *operations* as they relate to sustainability (e.g., municipal vehicle types and fuels used; procurement of supplies). Nor did we address the major components of the societal and economic circles (e.g., local economies), since we believe these issues may better be addressed through the comprehensive planning process per se. However, that being said, it would be impossible to entirely disentangle so-called "environmental impacts" from the social and economic dimensions.





## Methodology

EMC staff attended two meetings in support of the focused assessment, held at the start of the process to gather information and perspective, on February 25<sup>th</sup>; and another on April 22<sup>nd</sup> to discuss this draft assessment. Present at both meetings were staff from the Township. In addition, written comments regarding the draft were provided by the Township's civil, sewer, and traffic engineers. This revision incorporates many of the comments received, and once accepted by the Task Force, will be forwarded to the Board of Supervisors for review and comment. The final SCA will be made part of the Township's comprehensive plan update, and its findings will be addressed through various recommendations for plan implementation. The intent is that this be an iterative process involving the interplay of multiple knowledgeable stakeholders. Extensive research and analysis was conducted to perform the actual assessment, using either the electronic or paper versions of the following documents:

Plans, Studies, and Reports	East Goshen Township Code
✓ Comprehensive Plan (2005)	✓ Ch. 106. Burning, Outdoor
✓ Open Space, Recreation, and Environmental Resources Plan (1993)	✓ Ch. 129. Energy Conservation
✓ Act 537 Plan (1994)	✓ Ch. 131. Erosion and Sediment Control
✓ Act 209 Study (1997)	✓ Ch. 156. Noise
	✓ Ch. 188. Sewers
	✓ Ch. 194. Solid Waste
	✓ Ch. 195. Stormwater Management
	✓ Ch. 205. Subdivision and Land Development
	✓ Ch. 218. Trees
	✓ Ch. 240. Zoning



## Results and Recommendations

The results of the focused assessment of East Goshen's efforts are provided in the charts that start on this page. These charts are organized according to the issues evaluated, while the symbols "+" and "x" are used to indicate the strengths and weaknesses, respectively, of the Township's current regulations, plans, and policies as they relate to environmental sustainability. For the same criteria, the letter "n" is used to note a neutral, or adequate, evaluation; i.e., the Township's efforts are neither significantly strong nor notably weak.

Eventually, as the comprehensive planning process continues and as East Goshen's priorities are better understood, recommendations will be developed that will address the most important deficiencies, and build on the greatest strengths, of the township. To do so now, without a clear understanding of the township's vision for a sustainable future, would be premature.

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Key Documents & Abbreviations		Zoning Districts		
Comp Plan: East Goshen Township Comprehensive Plan		§240-8: R-1 Low Density Open Space Residential	§240-14: C-1 Community Commercial	§240-19: I-1 Light Industrial
OSRER: Open Space, Recreation, and Environmental Resources Plan		§240-9: R-2 Low Density Residential	§240-15: C-2 Local Convenience Commercial	§240-20: I-2 Planned Business, Research and Limited Industrial Park
Act 537 Plan (Wastewater Plan)		§240-10: R-3 Medium Density Residential	§240-16: C-4 Planned Highway Commercial	§240-21: BP Business Park
Act 209 Study (Traffic Impact Study)		§240-11: R-4 High Density Suburban Residential	§240-17: C-5 Government, Finance and Office	HR Historic Resource Overlay
		§240-12: R-5 Urban Residential		



## Natural Resource Protection

<p><b>General comments</b></p> <p>These apply to all items below.</p>	<p>† <b>Comp Plan.</b> Objective to prohibit development in highly sensitive environmental areas, and the use of best management practices in design and land development to protect natural resources.</p> <p>† <b>OSRER.</b> Resource priorities have been mapped.</p> <p>x <b>OSRER.</b> Has not been updated since 1993.</p> <p>† <b>§205-14.</b> The township has established a Conservancy Board that reviews all sketch, preliminary and final plans and makes recommendations for the purpose of preserving the township's natural features.</p> <p>† <b>§§205-30 and -31.</b> Preliminary and final plans to include Conservation Plan.</p> <p>† <b>§240-25.</b> Requires all uses to be "developed in a manner consistent with the preservation of the quality of the existing environment and of any natural amenities present on the site."</p> <p>† <b>§240-28.</b> Single-family cluster development provides for opportunities to protect natural and cultural features.</p>
<p><b>Protect: floodplains</b></p> <p>Floodplain protection serves both to protect private property and conserve valuable ecological resources, and should consider downstream users.</p>	<p>† <b>Zoning Map.</b> Floodplains depicted on Zoning Map.</p> <p>† <b>§205-8.</b> Basements, cellars and slab foundations prohibited.</p> <p>† <b>§240-26.</b> Alluvial soils included within floodplains.</p> <p>n <b>§240-26.</b> Existing non-conforming uses and structures shall not be expanded or enlarged, except under certain conditions.</p> <p>x <b>§240-26.</b> Floodplain regulations largely focus on avoiding property damage and don't ensure protection of floodplain vegetation or prevent impervious surfaces therein. Protection of the floodplain's ecology also ensures the health, safety, and welfare of township residents.</p>
<p><b>Protect: riparian buffers</b></p> <p>Riparian buffers provide multiple benefits, from stormwater mitigation to wildlife habitat to aesthetics and more. Research has shown that benefits grow as the width of the buffer grows.</p>	<p>† <b>Ch. 195, §401.C.</b> Stormwater management hierarchy prioritizes riparian buffers.</p> <p>† <b>Ch. 195, §404.A(2).</b> Riparian buffers to be maintained with appropriate native vegetation.</p> <p>n <b>Ch. 195, §404.A(2).</b> Riparian buffers to be minimum of 50'. Ridley Creek is a state-designated HQ waterway, and so carries a mandatory 150' buffer (when subject to an NPDES permit).</p> <p>† <b>Ch. 195, Appendix C.</b> Stormwater management ordinance includes "Riparian Buffer Technical Reference Guide."</p>
<p><b>Protect: woodlands &amp; hedgerows</b></p> <p>It is hard to overstate the value of mature woodlands, which include wildlife habitat, stormwater mitigation, soil conservation, carbon</p>	<p>† <b>Comp Plan.</b> Woodlands mapped.</p> <p>† <b>§218-2.</b> Ordinance prohibits damage to trees on township streets and property.</p> <p>† <b>§218-3.</b> Requires the removal of diseased trees.</p> <p>n <b>§205-7.</b> Definition of Tree Protection Zone extends to the drip line. Tree roots typically extend</p>





<p>sequestration, mitigation of temperature extremes, improved property values, and much more.</p>	<p>twice that distance, however, and soil compaction over the roots can damage a tree.          † <b>§§205-30 and -31.</b> Preliminary and final plans to include location of all trees 6" dbh or greater, and specifications for protecting existing trees that are to remain through construction.          † <b>§205-59.</b> Existing trees to be preserved whenever possible.          † <b>§205-61.</b> 80% of trees on wooded lots to be retained; up to 50% of trees may be removed if they are replaced on an inch-for-inch basis (among other conditions) on the same site or elsewhere in the township.          † <b>§205-63.</b> Extensive requirements for protection of trees during construction activities.          n <b>§205-63.A(6).</b> Damaged tree limbs to be pruned immediately. Should note that limbs should be pruned under the supervision of an arborist.          x <b>§240-6.</b> "Forest" defined as a community of trees covering at least 10 acres. Interior woodlands may cover an area as small as ~3,600 sq. ft., or 0.08 acres.          n <b>§240-31.1.</b> Detailed regulations for timber harvesting, but these regulations contain no recognition of the ecological value of the woodlands.</p>
<p><b>Protect: prime agricultural soils</b>           Prime agricultural soils, essentially a non-renewable resource, produce an extensive array of crops with minimal energy input, and provide other significant benefits, such as infiltration, when left undisturbed.</p>	<p>n <b>Comp Plan.</b> Prime ag soils have been mapped.          x <b>Ch. 240.</b> Aside from definition of "prime agricultural land" and ability to protect open space through clustering, no specific provision for protection of remaining prime farmland soils or farms.          n <b>Ch. 240, Article II.</b> Farming permitted by right in R-1 and R-2 districts.          n <b>Ch. 240, Article IV.</b> Farming permitted by right in I-1, I-2, and BP districts.</p>
<p><b>Protect: wetlands &amp; hydric soils</b>           Wetlands have been called "the kidneys of the Earth" for their ability to filter pollutants and maintain water quality. They also provide important wildlife habitat and can be a source of beauty.</p>	<p>† <b>Comp Plan OSRER.</b> Wetlands and hydric soils mapped.          x <b>§205-7.</b> Definition of Wetland Margin/Freeboard provides only a limited buffer, or possibly none at all in some cases.          n <b>§240-25.</b> Requires delineation of all wetlands on a site; requires a 20' setback for all structures from identified wetland boundaries. Setback is not a protected buffer however.</p>
<p><b>Protect: steep slopes</b>           Steep slopes require protection primarily to prevent soil erosion and to protect downslope areas from flooding, but also provide valuable habitat.</p>	<p>† <b>Comp Plan &amp; OSRER.</b> Steep and very steep slopes have been mapped.          † <b>§205-7.</b> Definition of Steep Slopes includes slopes of 15% grade or higher.          n <b>§§205-7 and 240-6.</b> "Very steep slopes" never explicitly defined (but can be inferred).          † <b>§§205-30 and -31.</b> Preliminary and final plans to include location of all steep (&gt;15%) and very steep (&gt;25%) slopes.          † <b>§240-6.</b> Definition of Steep Slopes includes slopes of 15% grade or higher.          † <b>§240-25.</b> Provides for extensive regulations of development on steep (&gt;15%) and very steep</p>

	(>25%) slopes.
<b>Protect: rare species</b> No one wants to be a party to extinction, which famed wildlife biologist E.O. Wilson refers to as “the death of birth.”	<ul style="list-style-type: none"><li>✦ <b>Comp Plan &amp; OSRER.</b> Serpentine formations have been mapped.</li><li>✦ <b>OSRER.</b> PNDI sites mapped.</li><li>✦ <b>§240-25.</b> Requires delineation of all Serpentine rock formations, as well as the identification of all rare or endangered plants present.</li></ul>
<b>Protect: air quality</b> From the municipal perspective, the primary means of protecting air quality are, (1) to provide for dense, mixed-use development that promotes human-scale transportation choices; and (2) to provide for green infrastructure, which cleanses the air of pollutants.	<ul style="list-style-type: none"><li>✦ <b>Ch. 106.</b> Burning of municipal waste, brush, grass, and leaves is prohibited.</li></ul>
<b>Identify, map and protect greenways</b> Greenways represent a unique opportunity to connect disparate areas into one single whole, while also providing a showcase of a place’s ecological wealth. They provide opportunities for recreation and non-vehicular mobility, and also provide wildlife with vital connections between natural areas.	<ul style="list-style-type: none"><li>✦ <b>OSRER.</b> Open space areas and greenway corridors have been mapped. Unclear if up-to-date.</li></ul>

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## Water Quality and Quantity

### *Water Conservation*

<p><b>Ordinance prevents depletion of groundwater and surface water supplies</b></p> <p>It is important to ensure that water resources are not used at an unsustainable rate, both to protect ecological integrity and to ensure a sustainable water supply for human use.</p>	<p>✚ <b>OSRER.</b> Aquifers and headwater areas mapped.</p> <p>✚ <b>§131-6.C(1).</b> Post-construction runoff to roughly equal pre-construction and maximize infiltration.</p> <p>✚ <b>§188-8.</b> Ordinance prohibits pumping of ground and surface water, by means of a sump pump or floor drain, into sewer system.</p> <p>✚ <b>§240-25.D.</b> Prohibits activities which may result in pollution of groundwater.</p>
<p><b>Permit/promote harvested/recycled water (e.g., greywater systems, rain barrels) use</b></p> <p>Such measures reduce water consumption and save money and energy.</p>	<p>n No provisions.</p>
<p><b>Identify native and drought-tolerant plants for use in required landscaping plans</b></p> <p>Native plants are already adapted to the existing hydrologic conditions, and so do not require the extensive watering typical of introduced species.</p>	<p>✚ <b>Board Resolution 2011-20</b> added a recommended list of approved Township tree and street tree species, nearly all of which are native.</p>

### *Water and Sewer Infrastructure*

<p><b>Utilize existing public water/sewer lines before expanding or increasing capacity</b></p> <p>Controlling expansion of sewage capacity &amp; water supply is a key element in growth management.</p>	<p>n <b>Ch. 205.</b> New buildings placed within certain distance of public sewer line must hook into system.</p>
<p><b>Has a maintenance program for on-lot disposal systems (OLDS)</b></p> <p>Ongoing maintenance of OLDS is essential for protecting water quality and ensuring the long-term viability of such systems.</p>	<p>✚ <b>Ch. 188, Article II.</b> Routine maintenance and regular pumping of on-lot sewage disposal systems mandated by ordinance.</p>



<p><b>Ensure the future land-use plan directs any expansion of water, sewer, stormwater capacities</b></p> <p>Proper growth management links the expansion of public utilities to community-created plans.</p>	<p>✦ <b>Comp Plan.</b> Recommends Act 537 Plan be updated, as needed, to be consistent with Comp. Plan.</p>
<p><b>Update the community's Act 537 plan based on the future land-use plan</b></p> <p>Since the future land-use plan represents the community's vision, the sewage plan (Act 537 Plan) should be consistent with it.</p>	<p>✦ <b>Act 537 Plan.</b> Act 537 Plan has been updated/amended as development plans are approved for specific properties. However, this ad hoc approach could be much improved.</p>
<p><b>Encourage spray/drip irrigation where use of existing treatment is not an option</b></p> <p>Spray/drip irrigation ensures the integrity of the local hydrologic cycle better than stream discharge plants, which send water and nutrients downstream, often requiring costly system design, operation, and upgrades.</p>	<p><b>Act 537 Plan:</b></p> <p>✦ East Goshen has one remaining spray irrigation system -- Hershey's Mill (2,032 EDUs).</p> <p>✦ Public sewage is treated at the Ridley Creek Sewage Treatment Plant (0.75 MGD) and the West Goshen (Chester Creek) Wastewater Treatment Facility (1.00 MGD).</p>

### *Stormwater Management*

<p><b>Implement stormwater BMPs / green infrastructure</b></p> <p>BMPs, aka "green infrastructure," represent low-cost, environmentally-integrated techniques for stormwater management, and can also create community amenities.</p>	<p><b>Ch. 195, Stormwater Management:</b></p> <p>The township's stormwater management ordinance will soon be greatly revised, pending the completion of the county's Act 167 process. Those portions that will not be revised are largely the result of state mandates.</p> <p>✦ <b>§302.B.</b> For new impervious coverage that is exempted from quantity controls, infiltration only required to deal with 1" of runoff; if site conditions preclude infiltration, then detention of 1" is acceptable.</p> <p>✦ <b>§401.C.</b> Stormwater management hierarchy prioritizes riparian buffers and infiltration.</p> <p>✦ <b>§401.D.</b> Applicants "highly encouraged" to use BMPs and to minimize new impervious surface.</p> <p>✦ <b>§403.</b> Broadly speaking, the focus on peak discharge has led to poor water-quality outcomes, and is inconsistent with the new emphasis on volume control.</p> <p>✦ <b>§406.O.</b> Roof drains must discharge into a BMP providing infiltration.</p>
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	<p>n §404.D. Design of stormwater management systems “should” consider protection of aquatic and wildlife habitat, streambank erosion, and volume control.</p> <p>n Appendix B. Storm frequency table, from 1986, outdated. Storm intensities now much greater and more frequent.</p>
<p><b>Require Low Impact Development techniques</b></p> <p>Low Impact Development (LID) is a design approach that focuses on conservation and use of natural features to protect water quality on-site.</p>	<p>n Ch. 195, §401.D. Applicants “highly encouraged” to use innovative site design techniques that minimize new impervious surface.</p> <p>✦ Ch. 195, §406.N. Minimization of impervious surfaces and infiltration are required.</p> <p>✦ §205-44.E(2). Board may reduce right-of-way and cartway widths for minor streets.</p>
<p><b>Require routine maintenance of stormwater management facilities</b></p> <p>Like all infrastructure, stormwater management facilities are subject to degradation over time, and therefore benefit from ongoing maintenance.</p>	<p>✦ Ch. 195, §702. Drainage plan shall contain an operations and maintenance plan.</p> <p>✦ Ch. 195, §704. The Township Engineer shall conduct routine inspection of all stormwater management facilities.</p> <p>✦ Ch. 195, §705. East Goshen Township has a stormwater management fund, which developers are required to pay into when facilities are accepted by the township for dedication.</p>

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## Land Use and Community Character

### *Land-Use Planning*

<p><b>Steer growth and new development to the most appropriate places within community/region</b></p> <p>Steering growth to existing population centers, such as villages, towns and cities preserves open space and helps to ensure more efficient use of existing infrastructure, while also promoting a sustainable local economy.</p>	<p><b>n Comp Plan.</b> The Future Land-Use Map shows nearly all of East Goshen to be developed. <b>n Zoning Map.</b> All of East Goshen is zoned for development.</p>
<p><b>Participate in multi-municipal/regional land use planning</b></p> <p>Many issues are best dealt with on a regional rather than municipal basis, and efficiencies of scale can reduce burden on local budgets.</p>	<p>† <b>Comp Plan.</b> Objective 2E supports regional planning. † East Goshen participates in the West Chester Regional Planning Commission, established in 1959; and the West Chester Area Council of Governments.</p>
<p><b>Ensure planning policies and regulations are consistent with regional growth management plans</b></p> <p>A municipality's policies and regulations are the tools which implement the local plan, and it only makes sense for them all to work in concert.</p>	<p><b>n Comp Plan and Landscapes2.</b> Most of East Goshen lies within the "Suburban Landscape," as identified in Landscapes2. This is largely consistent with East Goshen's development pattern.</p>
<p><b>Increase density/intensity in urban and village areas where appropriate</b></p> <p>Greater intensity of use and density of population can reduce the per capita cost of infrastructure, helping a municipality's dollars to go farther, while also promoting a sustainable local economy.</p>	<p>† <b>Comp Plan.</b> Township's southwest corner planned for urban and high density residential (3-14 du's/ac). <b>n Ch. 240.</b> Areas in the southwest of the township have been zoned R-5 Urban Residential, and C-4 Planned Highway Commercial that allows two-story apartments and townhouses by conditional use approval. † <b>Ch. 240, Article II.</b> The R-4 and R-5 districts permit apartments at a density of 14.5 DUs/ac.</p>
<p><b>Encourage and/or incentivize infill development and redevelopment of previously-disturbed</b></p>	<p>† <b>Comp Plan.</b> Several objectives in the Land-Use chapter support redevelopment at higher intensities, along with preservation of the remaining open space in the township.</p>



<p><b>lands</b></p> <p>Open space is a resource with limited capacity for regeneration, so it makes sense to encourage infill development and redevelopment of previously-disturbed lands.</p>	
<p><b>Adopt and implement Smart Growth principles</b></p> <p>Smart growth principles encourage the concentration of development in existing walkable &amp; bikeable communities; transit-oriented development; mixing of uses; a range of housing &amp; transportation options; a sense of place; distinct community boundaries; the preservation of open space and critical environmental resources; and community involvement in land-use decisions.</p>	<p><b>n Comp Plan.</b> Recommends the development of a Town Center, which may not have been implemented.</p> <p>÷ <b>Ch. 205, Article V.</b> The township highly encourages the submittal of sketch plans, which often lead to better developments, as well as less cost to the developer.</p> <p>÷ <b>§205-58.</b> Developers required to consider reserving space within their developments to accommodate community facilities such as schools.</p> <p>x <b>Ch. 240.</b> Requires a generally suburban development pattern, which segregates uses and requires residents to be auto-reliant.</p> <p>÷ <b>Ch. 240.</b> Generally promotes the preservation of sensitive environmental features and open space.</p>
<p><b>Allow for Traditional Neighborhood Development</b></p> <p>TNDs aim to be complete neighborhoods, with a mix of housing types, a network of well-connected streets and blocks, humane public spaces, and have amenities such as stores, schools, and places of worship within walking distance of residences.</p>	<p><b>n Ch. 240.</b> No such provisions, although little vacant land remains in the township to warrant adding this tool. How redevelopment is someday managed to produce more sustainable developments needs to be considered.</p>
<p><b>Adopt Transferable Development Rights ordinance</b></p> <p>TDRs are a market-based tool, often used for the preservation of farmland and natural areas, by transferring the “development rights” from these areas to areas with the infrastructure to support more intense/dense development.</p>	<p>x No provisions.</p>
<p><b>Update municipal comprehensive plan to promote sustainability</b></p>	<p><b>n Comp Plan.</b> The Comprehensive Plan reflects East Goshen’s intentions to preserve remaining historic resources, open space, and particularly its commitment to protecting woodlands.</p>



Municipal sustainability begins with the comprehensive plan, which can help to set the vision and subsequent priorities for sustainability.	Nevertheless, much could be done to better promote sustainability, such as the creation of mixed-use zones and higher-density, more walkable neighborhoods. n The Town Center concept could potentially promote economic and social sustainability goals, yet the Plan's recommendations have not been pursued to date.
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### *Character and Aesthetics*

<p><b>Preserve, through zoning and other means, the community's significant historical resources</b></p> <p>A community's historical resources are its connection to its past and help to define it as a unique place, worthy of respect and stewardship.</p>	<p>✦ <b>Comp Plan.</b> Several objectives calling for the protection of the township's historic resources.</p> <p>✦ <b>OSRER.</b> Scenic and historic resources mapped.</p> <p>✦ <b>§205-14.</b> The township has established a Historical Commission that reviews all sketch, preliminary and final plans (when applicable) and makes recommendations for the purpose of preserving and promoting the township's historic and cultural amenities.</p> <p>✦ <b>§240-20.</b> Provides for protection of National Register of Historic Places-eligible buildings.</p> <p>✦ <b>§240-38.2.</b> East Goshen Township maintains a historic resources inventory.</p> <p>✦ <b>§240-38.9.</b> All requests for a demolition permit for historic resources must be forwarded to both the Historical Commission and the Board of Supervisors. An impact study is also required.</p>
<p><b>Encourage and promote, through zoning, the adaptive reuse of historic buildings</b></p> <p>A key element in historic preservation is the preservation of the usefulness of the historic structure, which often relies on creative reuse opportunities.</p>	<p>✦ <b>§240-38.5.</b> A variety of uses are permitted in historic structures, in addition to the uses permitted in the underlying zoning district.</p>
<p><b>Preserve through ordinance incentives significant cultural and scenic resources</b></p> <p>In some cases, historic preservation is best achieved through other parts of the Code.</p>	<p>✦ <b>Comp Plan.</b> Objective to protect scenic vistas.</p> <p>✦ <b>§240-38.6.</b> The Board may modify area and bulk requirements to facilitate re-use of historic resources.</p>
<p><b>Enact ordinances limiting both noise and light pollution</b></p> <p>The livability of a place can be dramatically affected, for good or ill, by noise and lighting.</p>	<p>✦ <b>Ch. 156.</b> Township has adopted a thorough noise ordinance.</p> <p>n <b>§240-24.</b> Township repeats noise provisions, but in a different format, which may cause confusion.</p> <p>✦ <b>§240-8.E(7).</b> In PRDs, lighting shall not be located so as to shine into habitable rooms or yards.</p> <p>n <b>§240-24.G(2)</b> Glare to be minimized.</p> <p>n <b>§240-24.H.</b> Light and glare controls.</p> <p>n <b>§§240-24.H(2) and 240-27.C(7)(b).</b> Allows use of translucent covers of luminaires, which</p>



reduces glare but still permits some light pollution.

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## Global Warming & Climate Change

### *Greenhouse Gas Pollution Reduction*

<p><b>Enact ordinances to encourage mixed use/Transit-Oriented Developments (TODs)</b></p> <p>Mixed-use and transit-oriented development is the hallmark of strong, well-planned communities. By reducing reliance on fossil fuels, they also have a positive impact on climate change.</p>	<p>✦ <b>§240-16.</b> Single-family detached dwellings and townhouses are permitted in the C-5 Highway Commercial district.</p> <p>✦ <b>§240-20.</b> Single-family detached dwellings in various configurations are permitted in the I-2 district.</p> <p>n <b>§240-29.D.</b> "Convenience commercial" permitted within planned apartment developments. However, the density of the surrounding population is not sufficient to support such commercial areas.</p>
<p><b>Enact ordinances to allow live-work units and home-based businesses in residential zoning districts</b></p> <p>In existing residential districts, a certain degree of "mixed-ness" may be achieved by permitting and encouraging live-work units and home-based businesses. In an economy struggling to provide full employment, opportunities to work at home may allow a person to remain in his/her home.</p>	<p>✦ <b>§§240-9.E, -10.E, -11.E, and -12.E.</b> R-2, R-3, R-4, and R-5 districts permits home occupations, home-related businesses and no-impact home-based businesses as accessory uses.</p>
<p><b>Incentivize green building techniques for new developments and redevelopment projects</b></p> <p>"Green" buildings have been shown to have greater value, be more affordable to maintain, be more attractive to certain demographics, and to have a high return-on-investment in terms of local employment.</p>	<p>x No such provisions have been made. Examples include density bonuses for LEED-certified construction; and the adoption of the Green Building Code (with state approval).</p>
<p><b>Promote and incentivize reforestation on open</b></p>	<p>x No provisions within ordinances that require reforestation with new or re-development.</p> <p>✦ <b>Conservancy Board</b> actively pursues reforestation of Township-owned properties.</p>



<p><b>space</b></p> <p>Reforestation provides greater habitat, variety of landscape, stormwater mitigation, and a sink for atmospheric carbon dioxide, the primary greenhouse gas pollutant.</p>	
<p><b>Encourage use of human-scale transportation (public transit, biking, walking)</b></p> <p>Studies have shown that communities which provide opportunities for non-motorized transport are healthier, happier, and have more disposable income. Such communities also emit fewer greenhouse gas pollutants through their reduced reliance on fossil fuels.</p>	<p>x §205-56. Sidewalks not required. The Federal Highway Administration recommends that, in single-family developments of about ¼ DU/ac, that sidewalks be placed on one side of the street.</p>
<p><b>Develop, adopt and implement a Climate Action Plan to reduce greenhouse gas emissions</b></p> <p>A Climate Action Plan (CAP) is one way a community can consciously reduce its negative impact on the global climate, while also saving energy, reducing per capita infrastructure costs, and saving money.</p>	<p>x The township has not adopted a CAP. However, as part of the Philadelphia metropolitan region, a greenhouse gas emissions and energy consumption inventory for the township has already been completed by DVRPC. This is a critical step in the development of a CAP.</p>

*Climate Change Adaptation*

<p><b>Build resilience by developing, adopting and implementing an adaptation component to Climate Action Plan in the face of present, and projected future, impacts of climate change</b></p> <p>By many measures, climate change has already occurred and is already intensifying local weather patterns; this may be expected to continue.</p>	<p>x The township has not adopted a CAP.</p>
<p><b>Adapt: heat</b></p>	<p>x No specific provisions.              † Nevertheless, the township has a clear commitment to woodland protection, which can mitigate</p>





Steadily increasing temperatures, with increasing incidence of extreme temperatures, can be expected with very high scientific confidence. Local governments can take steps to adapt to this. Examples include green infrastructure installation, modifying any acceptable plants lists to include heat- and drought-tolerant plants, etc.	high temperatures. See notes elsewhere; particularly the <i>Natural Resources Protection</i> section.
<b>Adapt: water</b>  Climate scientists also have high confidence that one consequence of climate change is an intensifying hydrologic cycle: generally, precipitation will occur less frequently but, when it does occur, there will be more of it. Local governments need to prepare for increasing incidence of flash flooding interspersed with drought.	<p>x No specific provisions.</p> <p>x <b>Ch. 195, Appendix B.</b> Storm frequency table, from 1986, outdated. Storm intensities now much greater and more frequent.</p> <p>n The township's commitment to riparian and wetland buffers helps to mitigate against flooding, but these buffers could be much stronger. See the <i>Natural Resources Protection</i> section.</p>

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## Renewable Energy and Energy Conservation

### *Renewable Energy*

<p><b>Allow solar panels by-right when accessory to a principal use</b></p> <p>As the most accessible distributed, renewable energy technology for private property owners, it is important to reduce barriers to their installation whenever possible.</p>	<p>✦ <b>§240-9.E(10), -10.E(10), -11.E(10), and -12.E(10).</b> In R-2, R-3, R-4, and R-5 districts, solar energy systems are explicitly permitted as accessory uses.</p> <p>n <b>§240-8.E.</b> Solar energy systems not listed explicitly as a permitted accessory use in R-1 district (nevertheless, §240-32.O permits accessory systems in all districts).</p> <p>✦ <b>Ch. 240, Article III.</b> Solar energy systems permitted accessory uses in all commercial districts.</p> <p>✦ <b>Ch. 240, Article IV.</b> Solar energy systems permitted accessory uses in all industrial and business park districts.</p> <p>✦ <b>§240-32.O.</b> Solar energy systems permitted by right as accessory uses in all districts.</p>
<b>Establish a minimum percentage of solar-oriented lots or buildings in new developments</b>	<p>x <b>Ch. 205.</b> No such provisions.</p> <p>x <b>Ch. 240, Article II.</b> No such provisions.</p>



<p>One major barrier to installation of solar systems on roofs is the orientation of the building. In the northern hemisphere, solar works best on south-facing slopes.</p>	
<p><b>Permit small wind energy conversion systems (WECS) in all zoning districts</b></p> <p>Small wind energy systems have minimal impacts, and are an important part of the overall energy mix.</p>	<p>† <b>§240-11.E(11) and -12.E.(11).</b> In R-3 and R-4 districts, wind energy systems are permitted accessory uses.</p> <p>x <b>Ch. 240, Article II.</b> Wind energy systems not permitted in the R-1 and R-2 residential districts.</p> <p>x <b>Ch. 240, Article III.</b> Wind energy systems not permitted in any commercial district.</p> <p>† <b>§240-19.</b> Wind energy systems permitted accessory uses in I-1.</p> <p>x <b>Ch. 240, Article IV.</b> Wind energy systems not permitted in any other industrial or business park districts.</p> <p>n <b>§240-32.T</b> Supplemental regulations for windmills.</p> <p>x <b>§240-32.T(4) and (5).</b> Restrictions on height and setback makes development of wind energy in East Goshen nearly impossible.</p>

### *Energy Efficiency and Conservation*

<p><b>Encourage new &amp; renovated residential/commercial buildings to achieve LEED, Energy Star, or comparable standards</b></p> <p>In the U.S., buildings are responsible nearly half of all energy consumed. Any effort to reduce total energy consumption, therefore, must include building energy efficiency as a crucial element. Energy-efficient buildings also tend to be more attractive investments and therefore have more stable real estate value.</p>	<p>n <b>Ch. 129.</b> The Township has official adopted the International Energy Conservation Code, 2003 Edition (the use of an updated version of this is already mandated by the state legislature through the UCC).</p>
<p><b>Add an energy element to the comprehensive plan</b></p> <p>Energy is the most crucial input to the economy, and it is arguable that comprehensive plans which do not consider energy are not truly comprehensive.</p>	<p>n <b>Comp Plan.</b> There is no energy conservation element in the present plan. However, one will be incorporated into the update.</p>



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## Mobility and Transportation

### *Non-vehicular Transportation*

<p><b>Encourage Transit-Oriented Development (TOD)</b></p> <p>Mixed-use and transit-oriented development is the hallmark of strong, well-planned communities. By reducing reliance on fossil fuels, they also have a positive impact on climate change.</p>	<p>± §§240-11.A &amp; -12.A. Specific intent of R-4 and R-5 districts to locate higher density in areas near public transit.</p> <p>x Ch. 240. While the R-4 and R-5 districts are specifically intended to offer higher densities in areas located near public transit, they are still single-use districts and could be more “TOD-like” by permitting some commercial and other uses by-right.</p>
<p><b>Establish sidewalks in residential, village, downtown areas</b></p> <p>Sidewalks are the key element in safe, walkable, livable neighborhoods.</p>	<p>x §205-56. Sidewalks not required.</p>
<p><b>Require bike racks at appropriate locations in new/infill developments</b></p> <p>Appropriately-located bike racks can make cycling significantly easier and more attractive, while also protecting landscaping and infrastructure, which otherwise becomes the default bike “rack.”</p>	<p>x No such provisions.</p>
<p><b>Establish maximum block widths that encourage, rather than discourage, walking and bicycling; and help to disperse traffic, reducing congestion.</b></p> <p>Block width is a strong determinant in the friendliness of an area for pedestrian and cycling activity.</p>	<p>x §205-54. Minimum block width set at 600', with no consideration for the needs of pedestrians except for blocks exceeding 1,000' in length. Blocks in walkable areas are typically on the order of 250–500' in width. If that is not deemed feasible in a suburban context, however, then a mid-block path system could be required to improve pedestrian access. Paths should be clearly indicated and probably paved.</p> <p>n §205-54. Crosswalks required for blocks exceeding 1,000' in length.</p>



## Roads and Streets

<p><b>Codify “complete streets” principles in the SALDO and embrace PennDOT’s new Smart Transportation design standards which emphasize context-sensitive design</b></p> <p>Complete streets designed and maintained to ensure accessibility to all users, including motorized and non-motorized traffic and public transit. Such streets would include sidewalks, crosswalks, medians and raised crosswalks where necessary, pedestrian signals, bulb-outs, staggered parking, street trees, pervious paving and other green infrastructure measures, etc.</p>	<p>x <b>Comp Plan.</b> Goal to optimize mobility and minimize congestion at odds with objective to minimize cut-through traffic in neighborhoods. A well-connected street network disperses traffic and is of benefit to both motorists and non-motorists.</p> <p>x <b>Ch. 205, Article IX.</b> Complete Streets principles (particularly the needs of non-motorized users) not explicitly considered.</p> <p>x <b>§205-56.</b> Sidewalks not required.</p> <p>n <b>§205-62.</b> Street trees at 3” dbh to be provided as determined by the Board of Supervisors or Planning Commission.</p>
<p><b>Eliminate the creation of new cul-de-sacs</b></p> <p>Cul-de-sacs discourage connectivity, thus fostering more driving (and fossil fuel consumption) than otherwise would be necessary. Traditional neighborhoods only rarely incorporate these elements.</p>	<p>x <b>§205-42-D and -F.</b> New minor/local public streets to be designed to discourage through traffic; and use of cul-de-sacs not discouraged. Each provision concentrates traffic and reduces mobility.</p>
<p><b>Use future land-use plan to direct expansion of road capacities</b></p> <p>A well-planned community is one in which the land-use plan and the street plan are coordinated to create the community’s vision for itself.</p>	<p>✦ <b>Comp Plan.</b> Recognizes connection between land-use and transportation.</p> <p>x The township has no Official Map.</p> <p>✦ <b>Act 209 Study.</b> East Goshen has adopted a traffic impact fee based on a land-use assumptions report.</p>
<p><b>Maximize existing road capacity (e.g., traffic calming, travel demand management [TDM], etc.) before constructing new roads</b></p> <p>Often, much can be done to use existing road capacity more efficiently, reducing or eliminating the need for new roads. This reduces capital</p>	<p>✦ <b>Comp Plan.</b> Objective to use travel demand management and improve public transit to better utilize existing road capacity.</p>



construction costs and ongoing maintenance costs, which can be considerable.	
<b>Plan road improvements to prioritize safety and pedestrian/bike uses</b>  A road that has been designed with pedestrians and cyclists in mind is one which attracts such users, which promotes public health, a sense of community, saves energy and money, and can promote and support a human-scale business district.	n §205-54. Crosswalks required for blocks exceeding 1,000' in length.
<i>Parking</i>	
<b>Establish a range of parking standards for commercial uses</b>  Appropriate parking standards can have far-reaching impacts on a community's development pattern. Often, maximum parking standards are warranted, rather than minimum (which unnecessarily increases the cost of development).	x 240-33. Relies on minimum parking standards only; no provision for maximum limits.
<b>Ordinances should require porous pavement, shade trees, landscape buffers in parking lots</b>  Such "green infrastructure" elements can result in a vastly superior built environment, from an aesthetic as well as a functional point-of-view.	+ §240-27.C(1). 5% of interior of parking areas to be landscaped.
<b>Permit on-street parking wherever possible and appropriate</b>  The benefits of on-street parking are many: it provides a natural buffer between traffic and pedestrians, it reduces impervious surface, it reduces the cost of development, it reduces the urban heat island effect, it results in a more pleasing	x 240-30.D. On-street parking explicitly not permitted to count towards parking requirements in Townhouse developments. n On-street parking not otherwise addressed, although on-street parking is permitted on all streets within developments.



built environment, etc.	
<b>Permit shared parking in non-residential zoning districts</b>  Shared parking, like on-street parking, has multiple benefits, such as the reduction of impervious surface, the reduced cost of development, and the reduced consumption of land.	<b>x 240-33.</b> No provision made for shared parking, although <b>240-33.B.(6)</b> allows a single parking lot to be used for more than one use provided each use's required parking is fully accommodated.
<b>Promote parking demand management techniques</b>  Parking Demand Management involves the efficient use of parking facilities through motorist information and enforcement. There are two major components to parking management: pricing and supply management. Benefits may include increased throughput, efficient use of the system, reduced demand and increased roadway capacity.	<b>n</b> While the Township Code has no specific provisions, some local employers are known to make use of this technique.

#### Trails

<b>Require the establishment and maintenance of pedestrian/bike trails that connect to public facilities, parks, open space, schools, business/shopping</b>  Multi-use trails are a crucial element in a region's transportation network, and encourage walking and cycling for work, play and shopping. Trails have also been shown to significantly increase adjacent real estate values.	<b>+ Comp Plan.</b> Objective to develop trail segments to connect residential communities to parks, open space, and area merchants. <b>+ Comp Plan.</b> Objective to explore use of pedestrian and bike paths as alternative transportation network. <b>+ §240-8.</b> R-1 district requires 15% of tract (1/3 of total common open space) to be devoted to uses that include paths and trails. <b>n §205-56.</b> The Board of Supervisors may require sidewalks and/or paths at their discretion.
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## Community Health and Safety

### *Public Health and Safety*

<p><b>Require street trees and sidewalks in residential areas and village/downtown areas</b></p> <p>In addition to making for a more inviting environment for pedestrians, such amenities have been shown to improve public health.</p>	<p>x §205-56. Sidewalks not required.</p> <p>✦ <b>Board Resolution 2011-20</b> added a list of approved Township tree and street tree species nearly all of which are native.</p> <p>n §205-62. Street trees at 3" dbh to be provided as determined by the Board of Supervisors or Planning Commission.</p>
<p><b>Provide adequate active and passive recreational opportunities</b></p> <p>Exercise is a key element in an individual's health, and it has been shown that people exercise more regularly when given opportunity's to do so close to home and work.</p>	<p>✦ <b>Comp Plan.</b> Regional coordination of recreation programs.</p> <p>✦ §205-14. The township has established a Park and Recreation Board that reviews all sketch, preliminary and final plans (when applicable) and makes recommendations for the purpose of preserving and promoting the township's park and recreation facilities.</p> <p>✦ §205-58. Developers required to make available open space for passive and active recreation.</p> <p>✦ §205-64. Requires provision of common open space at 20% of total lot area in mobile home parks.</p>

### *Solid Waste and Recycling*

<p><b>Require recycling centers/stations in new developments over a certain size</b></p> <p>In our modern society, the production of waste is nearly unavoidable, but there are many ways in which it can be minimized and, in some instances, eliminated. Recycling permits the more efficient use of natural resources, while also encouraging a more beautiful, livable environment.</p>	<p>✦ §194-3. Source-separation of recyclable materials mandated throughout the township; and leaf-waste pickup provided in spring and fall.</p> <p>n §194-8. Recycling centers permissible for multi-family residential complexes.</p> <p>✦ §194-9. Commercial, institutional, and municipal establishments required to recycle.</p>
<p><b>Adopt a construction debris demolition ordinance or require construction waste management plan</b></p> <p>A great deal of the waste generated by our modern society comes from development and</p>	<p>✦ §194-6.D. Curbside disposal of building materials and hazardous materials prohibited.</p>



redevelopment. A municipality can significantly reduce this waste stream by requiring construction waste to be reused or recycled.	
<b>Require salvage/material recycling in demolition permit or land development approval</b>  Much of the waste generated from development and redevelopment isn't waste at all, and can be recycled back into productive use. Furthermore, a great deal of the waste reaching landfills is from development projects; builders have a responsibility to reduce this flow, which is a burden on us all.	x No such provisions.

*Housing Diversity and Accessibility*

<b>Create incentives to promote a diverse housing supply that includes affordable housing</b>  A diverse community is a much more robust community, both economically and socially.	+ <b>Comp Plan.</b> Supports housing diversity. + <b>§240-12.</b> R-4 district permits apartments and townhouses. + <b>§240-29.</b> Planned apartment developments permitted in R-4, R-5, and C-4 districts. + <b>§240-30.</b> Townhouse developments permitted in R-4, R-5, and C-4 districts.
<b>Locate housing within walking distance of businesses, services, employment centers, public transportation</b>  Such a development pattern encourages walking and cycling, which can greatly improve the public's health, rather than driving, which reduces it.	+ <b>§§240-11.A &amp; -12.A.</b> Specific intent of R-4 and R-5 districts to locate higher density in areas near public transit and shopping.
<b>Permit smaller lot sizes in appropriate residential zoning districts</b>  Smaller lot sizes can promote greater diversity of uses, which a complete neighborhood must have and which promotes walking and cycling.	+ <b>§240-10 and -11.</b> R-3 and R-4 district permits 12,000-ac and 10,000-ac lots (respectively) for semi-detached dwellings.
<b>Permit accessory dwelling units (in addition to primary residence) on residential lots</b>	n <b>§240-32.C.</b> Provision for apartment for care of a relative that must be converted once vacated.



One way to provide affordable housing is to permit accessory dwelling units. Often called "in-law quarters," they may also allow extended families to live close together, which has numerous public and private benefits.	
<b>Permit second-story (and greater) residential uses in commercial and mixed-use zoning districts</b>  Perhaps the one element which most simply distinguishes towns and villages from residential areas is the existence of vertical mixing of uses, with retail/offices/etc. on the ground floor and homes above. Such patterns also promote walking and cycling, which improves the public health.	x No such provisions. n There is a laundry on West Chester Pike in a building that also contains two apartments.

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## Food Production and Security

<b>Incentivize through ordinances the permanent preservation of agricultural lands</b>  Agricultural lands are a non-renewable resource that, in a world of ever-increasing population, warrant protection.	x No ordinance provisions, other than cluster, that protect, or incentivize the preservation of remaining agricultural lands.
<b>Permit a broad range of agricultural uses by right in rural and semi-rural areas</b>  One way to steward the agricultural economy is to permit it to diversify by allowing complementary uses.	n <b>Comp Plan.</b> Contains an agricultural land-use category but no specific agricultural zoning. n <b>Ch. 240, Article II.</b> Farming permitted by right in R-1 and R-2 districts. n <b>Ch. 240, Article IV.</b> Farming permitted by right in I-1, I-2, and BP districts.
<b>Permit farmers' markets, farm stands, community gardens in public/open spaces,</b>	† <b>§240-10.E(17).</b> Seasonal sale of farm products permitted in R-3 district, as an accessory use. † <b>§240-34.B.</b> Seasonal sale of farm products permitted in C-1 district.



<p><b>residential vegetable gardens</b></p> <p>These are all key elements in the agricultural economy, and in particular help to promote the <i>culture</i> of agriculture.</p>	
<p><b>Permit small-scale farming uses (e.g., egg production) w/ complementary structures in all residential or mixed-residential zoning districts</b></p> <p>Small plots and micro-animal operations are capable of producing a great deal of food for families and their neighbors, thus representing an important element of food security.</p>	<p>x §240-32.A. Keeping of chickens limited to lots of two acres or more.</p>
<p><b>Permit small-scale manufacture of food products within appropriate zoning districts</b></p> <p>Such operations help to promote local foods and support a local economy, while also providing food security.</p>	<p>n No specific provisions.</p>
<p><b>Allow composting as part of gardening and small-scale farming uses</b></p> <p>Composting is a way to divert one of the primary sources of municipal waste away from the waste stream and back into productive use: soil. All sustainable agricultural operations, as well as home gardens, much incorporate composting.</p>	<p>n No specific provisions, but accessory composting on residential lots implicitly permitted.</p>
<p><b>Require or encourage fruit and nut trees as part of landscaping requirements</b></p> <p>Another important piece of the food security puzzle is "edible landscaping." Native fruit and nut trees can provide a food source for humans as well as birds and other wildlife.</p>	<p>x No specific provisions.</p>



## Conclusions and Summary

East Goshen has taken steps towards sustainability at the municipal level, within the framework of its policies, plans, and regulations as they relate to environmental, social, and economic issues. Specifically, the township has adopted strong policies into its code to protect natural resources within the context of a suburban landscape: East Goshen has good policies for woodland protection, steep slope protection, and riparian buffer protection. The Conservancy Board's efforts to reforest Township-owned properties benefit several sustainability aspects, and encouraging the use of native plants for on-site landscaping and street trees is a positive step. The township also has a clear commitment to the preservation of its cultural heritage. Since a community's natural environment and cultural history are two of its most fundamentally defining aspects, these commitments are laudable—and should be built upon.

Still, there is room for improvement on East Goshen's path to sustainability. Within the *Natural Resources Protection* section, foodplain protection could be enhanced by protecting natural vegetation and pervious soils within. In *Water Quality and Quantity*, East Goshen should consider a more comprehensive update to its Act 537 Plan rather than piece-meal as development proposals are accepted. For *Land-Use and Community Character*, adopting special standards for parcels with underused commercial space, for example by permitting their reuse as a mixed residential/commercial community, could greatly promote sustainability and the local economy. In *Global Warming & Climate Change*, East Goshen should strongly consider developing a Climate Action Plan that focuses on both mitigation (carbon pollution reduction) and adaptation (to existing and future unavoidable climate change). In the *Renewable Energy & Energy Conservation* section, the single most important step would be to develop an energy conservation element into its comprehensive plan update—and implement it. Within the *Mobility & Transportation* section, it would be useful to develop an Official Map, adopt a “complete streets” ordinance, and revisit parking standards. For *Community Health & Safety*, East Goshen should revise its SALDO to require sidewalks in all zoning districts, and should consider allowing commercial and residential uses to mix within a single building (commercial below, residential above). Finally, in *Food Production & Security*, East Goshen has permitted most of its agricultural lands to be developed; those that remain ought to be provided with incentives for preservation and used for growing products that could be offered locally. The township should also consider adopting provisions to permit and support small-scale farming operations, or the keeping of chickens on smaller lots, in appropriate districts.

Seeking sustainability requires both continued vigilance and extensive patience. Accordingly, the recommendations described briefly above are intended to *broadly* guide efforts to achieve sustainability, above and beyond the Township's existing efforts. It is notable that many actions can be taken that promote sustainability within a variety of areas. Such actions ought to be prioritized. For example, expanding resource protection regulations can reduce greenhouse gas emissions while also providing protection from flooding, as well as having wildlife habitat, community health, and economic benefits. Decisions regarding which of the recommendations to implement, or which are even feasible, should be considered first by the Planning Commission in consultation with Township staff and consultants, appointed and advisory officials, and the public, with recommendations provided to the Board of Supervisors. EMC staff is ready to answer questions, provide additional information, and otherwise assist as the Township proceeds with its comprehensive plan update, and with implementation of this report.

# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

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Date: 5/29/2013  
To: Planning Commission  
From: Mark Gordon, Township Zoning Officer *mlg*  
Re: Central Chester County Bicycle and Pedestrian Circulation Plan

Dear Commissioners,

Please review the Bicycle and Pedestrian Circulation plan at <http://www.chesco.org/planning/cccbikeped>, particularly chapters 4-8—and the mapping associated with East Goshen within these chapters. Randy Waltermeyer from the CCPC will present a 10 minute presentation on the plan.

**Recommendation:**

Madame Chairman, I move that we recommend that the Board of Supervisors endorse the Central Chester County Bicycle and Pedestrian Circulation Plan and encourage the Comprehensive Plan Task Force to include the plan into the 2015 East Goshen Township Comprehensive Plan update.



**RESOLUTION NO. #####-##**

**ENDORISING THE CENTRAL CHESTER COUNTY BICYCLE AND PEDESTRIAN  
CIRCULATION PLAN**

**WHEREAS**, the (governing body of municipality) has authority to endorse a plan for establishing a network for pedestrian and bicycle facilities; and

**WHEREAS**, the vision set forth in the Central Chester County Bicycle and Pedestrian Circulation Plan (the Plan) is healthy, vibrant, and economically-viable communities that facilitate and encourage more walking and biking; and

**WHEREAS**, the Plan is intended to connect Downingtown, East Bradford, East Caln, East Goshen, West Chester, West Goshen, and West Whiteland and transform these communities into pedestrian, bicycle, and transit friendly places; and

**WHEREAS**, the Plan was developed in accordance with (township or borough) municipal comprehensive plans and is designed to;

- 1) Establish a comprehensive network of pedestrian, bicycle, and public transportation facilities that connect local and regional destinations for all users.
- 2) Provide supportive amenities that address the needs of pedestrians, bicyclists, and public transportation users.
- 3) Improve public health and safety through education, encouragement, and enforcement strategies.
- 4) Integrate concepts that enhance walking, bicycling, and public transportation with the policies and practices of government, private, and non-profit organizations.; and

**WHEREAS**, the Plan has been developed in accordance with the desires and needs of (township or borough) residents as ascertained through public open houses; and

**WHEREAS**, the (municipality) Planning Commission, in conjunction with the (governing body) have reviewed and provided comments to the Chester County Planning Commission in regard to the Plan; and

**NOW, THEREFORE, BE IT RESOLVED** by the (governing body of municipality), that the policies of the Central Chester County Bicycle and Pedestrian Circulation Plan may serve as general guidelines for future transportation decisions in (municipality);

**PASSED** this \_\_\_\_\_ day of June, 2013, at (location).

Any other  
MATTER

## Memo

**East Goshen Township**

**1580 Paoli Pike**

**West Chester, PA 19380**

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

**Date:** May 30, 2013

**To:** Planning Commission  
Conservancy Board  
Historical Commission  
Park Commission  
Municipal Authority  
Commerce Development Commission

**From:** Rick Smith, Township Manager

**Re:** Annual Planning Session Goals

At their meeting on February 5, 2013 the Board of Supervisor reviewed the goals presented by the each ABC at the Planning Session and determined that there may be a miscommunication in terminology. Some of the proposed goals would be typically considered a task or an action item that needs to be completed in order to achieve the "goal".

Attached are the "goals" as agreed to by the Board of Supervisors.

The Board requests that each ABC provide a brief quarterly report on their progress toward achieving their goals as listed on the attached.

It would be appreciated if you could review your respective "goals" and generate such report at your June Meeting. Thanks.

## **Goals for 2013**

### **Conservancy Board**

Continue control of invasive plants species in Township wetlands, while leveraging past work with the Park & Recreation Commission and Public Works Department on reforestation, understory and meadows efforts in Applebrook Park.

Create environmental education for residences around storm water control, such as rain gardens and rain barrels. Specifically, look at having rain barrels installed at the East Goshen Township building.

### **Historical Commission**

Work with Chester County and the local townships to complete the state funded Battle of the Clouds project.

Complete entry of all Blacksmith Shop and Plank House historic items into the township's archival database.

### **Municipal Authority**

Marydell Pump Station Elimination Project-- Complete construction

Hershey Mill Pump Station Diversion Project – Complete construction

Reserve Pump Station Elimination Project – Complete construction

### **Park and Recreation Commission**

Develop a marketing plan for East Goshen Park.

Expand and enhance East Goshen Farmers Market

Continue to increase revenue opportunities: for example:

- a. A ball field signage/sponsorship plan
- b. Mobile food vendors
- c. Community events

Develop a community health and wellness program that addresses the needs of our township's demographics. (Long Term Goal)

### **Planning Commission**

Consider developing and implementing solar energy regulations that provide appropriate safeguards for screening, storm-water, setbacks, etc.

Finalize Zoning Ordinance Amendment recommendations made to the Board of Supervisors by the Commission as a result of the 2012 Zoning Ordinance review.

### **Commerce Development Commission**

Update commercial business community directory list for inclusion on township website. To be rolled out in February 2013. Theme: Support businesses supporting EGT with their taxes.

Conduct fact finding interviews with landlords and develop recommendations to issues effecting shopping centers.