

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, September 3, 2014
7:00 PM**

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

Formal Meeting: 7:30PM (Board Room – Open to the Public)

- 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. **August 6, 2014**
- F. Subdivision Applications**
 - 1. **1662 E. Boot Rd. / Renehan Building Group (SD/LD)**
- G. Land Development Applications
- H. Conditional Uses and Variances**
 - 1. **1454 Glenbrook Ln. (Dimensional Side Yard Variance Request)**
- I. Ordinance Amendments**
 - 1. **Discussion on Solar Ordinance Amendment (as Principle Use)**
 - 2. **Discussion on amending the ordinance as it pertains to Wind Energy Generation Systems.**
- J. Comprehensive Plan Update**
 - 1. **Future Meeting Schedule and Work Schedule**
- K. Old Business
- L. New Business
- M. 2014 Goals
- N. Any Other Matter
- O. Liaison Reports
- P. Dates of Importance

Sept 01, 2014	Office Closed / Labor Day	
Sept 02, 2014	Board of Supervisors	7:00 PM
Sept 03, 2014	Planning Commission	7:00 PM
Sept 04, 2014	Park Commission	7:00 PM
Sept 08, 2014	Municipal Authority	7:00 PM
Sept 10, 2014	Conservancy Board	7:00 PM
Sept 11, 2014	Historical Commission	7:00 PM
Sept 11, 2014	Website Committee	7:00 PM
Sept 15, 2014	Commerce Commission	7:00 PM
Sept 16, 2014	Pension Committee	9:30 AM
Sept 16, 2014	Board of Supervisors	7:00 PM
Sept 22, 2014	Comp Plan Task Force	7:00 PM
Sept 25, 2014	Website Committee	7:00 PM

Fall Newsletter Approximate Mail Date Sept 11th.

Winter Newsletter articles due: October 30, 2014

Winter Newsletter Approximate Mailing date: December 30, 2014

Bold Items indicate new information to review.

East Goshen Planning Commission Tracking Log

Application Name	Application (CU, LD, O, SD, V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
1662 E. Boot Rd	SD / LD	P	2/26/2014	3/5/2014	2/26/2014	2/26/2014	2/28/2014	2	10/7/2014	10/21/2014	NA	10/30/2014
1454 Glenbrook Ln.	V	Sk	8/27/2014	8/27/2014	NA	NA	8/28/2014		9/3/2014	6/16/2014	9/25/2014	10/24/2014
Bold = New Application or PC action required												

Completed in 2014

1641 Manley Rd.	LD	P	2/4/2014	2/5/2014	2/4/2014	2/4/2014	2/19/2014		4/16/2014	5/6/2014	NA	5/6/2014
1637 Manley Rd.	SD	P	10/24/13	11/6/13	10/24/13	10/24/13	10/28/2013		1/8/14	2/4/14	NA	2/4/2014
1131 N. Chester Rd.	V	Sk	3/19/2014	3/19/2014	NA	NA	3/26/2014		4/2/2014	4/22/2014	4/30/2014	5/8/2014
1556 Millrace Ln.	V	Sk	4/24/2014	4/24/2014	NA	NA	4/29/2014		5/7/2014	5/13/2014	5/21/2014	6/23/2014
1336 Enterprise Drive	V	Sk	4/30/2014	4/30/2014	NA	NA	4/30/2014		5/7/2014	5/13/2014	5/21/2014	6/27/2014
Sunoco	ZHB	S	6/24/2014	6/24/2014	NA	NA	6/25/2014		8/6/2014	8/19/2014	7/30/2014	8/22/2014

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
August 6, 2014

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, August 6, 2014 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Sue Carty, Jim McRee, and George Martynick. Also present was Mark Gordon, Township Zoning Officer.

COMMON ACRONYMS:

<i>BOS – Board of Supervisors</i>	<i>SWM – Storm Water Management</i>
<i>BC – Brandywine Conservancy</i>	
<i>CPTF – Comprehensive Plan Task Force</i>	
<i>CVS – Community Visioning Session</i>	

A. WORKSHOP – 7:00 PM

1. The minutes from the July 2 meeting were reviewed.
2. Mark gave an update on the status of Dunkin Donuts.

B. FORMAL MEETING – 7:30 PM

1. Dan called the meeting to order. He led the Pledge of Allegiance and a moment of silence to remember our troops.
2. Dan asked if anyone would be recording the meeting. There was no response.
3. Dan noted that the minutes of the July 2, 2014 meeting were approved.
4. Dan reviewed the Tracking Log and there were no comments.
5. Dan asked if anyone had any comments on non-agenda items. There was no response.

C. SUBDIVISION APPLICATIONS

1. 1662 E. Boot Road/Renehan Building Group (SD/LD) Jim Renehan and Rick Evans were present. Items discussed:
 - a. Stormwater Management facilities in proposed R.O.W.
 - b. PNDI: potential. There is a clean letter from DCNR.
 - c. Need lot numbers
 - d. Discussed SWM basins and grading to be done for each lot.

D. ORDINANCE AMENDMENTS

1. Solar – Discussed a definition of principal use and land development implications of solar systems.
2. Wind Energy – There was discussion about the Wind Ordinance. Staff will contact the Township Solicitor for input.
3. Fireworks – Staff memo will be forwarded to the Board of Supervisors for consideration and direction.


ADJOURNMENT

There being no further business, the meeting adjourned at 8:45 pm. The next regular meeting will be held on Wednesday, September 3, 2014 at 7:00 pm.

Respectfully submitted, _____
Mark Gordon, Zoning Officer

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 8/28/2014
To: Planning Commission
From: Mark Gordon, Zoning Officer 
Re: 166E East Boot Rd.

Dear Commissioners,

The Township engineer is working on the final review for this plan and I anticipate a recommendation to approve with conditions from him shortly. Once I have that I will review and draft a motion for your consideration and bring copies of both to the meeting on 9/3.



VASTARDIS

CONSULTING ENGINEERS, LLC

Site Development | Subdivisions | Drainage Design

August 25, 2014

East Goshen Township
Attn: Mark A. Gordon
Director of Code Enforcement/ Zoning Officer
1580 Paoli Pike
West Chester, PA 19380

Re Renehan Building Group
1662 E. Boot Road Subdivision

Dear Mr. Gordon:

Please find enclosed revised plans and calculations for the above proposed project for review. We have addressed the comments of the August 13, 2014 review letter from Pennoni Associates. The following are our responses to the comments brought forth in that letter:

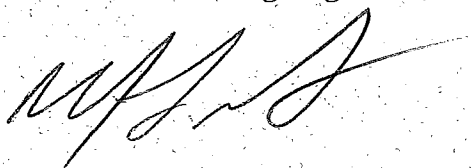
1. The proposed boulder wall for the Lot 3 driveway has been eliminated through grading. The note regarding the clearing of vegetation for the driveways on Lots 1 and 2 is shown on Sheet 3 along the left border of the plan.
2. Due to the layout of the proposed houses and the proximity of the vegetation to the property lines, it is not possible to provide the 25' tree protection zone in all cases. Every attempt was made to provide as much space as possible from the tree trunks. Tree protection fencing has been shown to the extent possible to protect the tree trunks. Much of the disturbance needed is to provide conveyance channels for stormwater runoff to reach the required stormwater control facilities.
- 3a. The additional property owner information requested for the properties across Boot Road have been added to the plans.
- 3b. The error of closure note has been modified to reflect a "ratio NO greater than..." to clarify the statement.
- 3c. The sanitary percolation results have been included in the resubmission information.
- 3d. An Offer of Dedication has been added to Sheet 1 as requested along with the proposed bearings and distances for the land being offered for dedication.
4. No comment necessary.

5. Sheet 1 has been revised to show the proposed lot numbers and area information. Proposed iron pins have been added to the front corners of Lot 2.
6. The applicant is currently in the process of submitting for the required NPDES permit. Overall discharges are less than the pre-development conditions. Discussions were had with DEP and CCCD regarding the matter. We will defer to the review and recommendations made for this point by those reviewing agencies.
7. The cover requirements were revised. Overall post-development flows in each POI area are still below the respective pre-development conditions. The required Δ 2yr volumes are still being met below the basin outfall elevations. Although similar information is already provided in the report, worksheet 4 has been attached for each POI.
8. The project engineer believes the soils are the same series and similar to those tested in the rear of the yard, with no limiting zone within 24" of the proposed basin bottom. There was no indication of rippable rock at the depth the excavation ended. Had bedrock been nearby, there would have been signs of an abundance of rock fragments. The applicant proposes to review the soil conditions at the time of excavation for the front infiltration basins. If deemed necessary, the project engineer will perform infiltration testing at those locations.
- 9a. The list of necessary approvals for this project are now listed on sheet 1.
- 9b. Further investigation was done and it was determined that this area will not affect POI 1 on Lot 1 as there is a proposed berm on Lot 1 that will prevent the runoff from reaching the stormwater facility on Lot 1.
- 9c. As comments may arise during the NPDES review process, the applicant proposes to provide this information once the NPDES permit is approved and the final approval process is underway with the Township.
- 9d. The applicant proposes to use the operation and maintenance requirements and standards that are required to obtain the NPDES permit. The landowner statement from Section 195-37.B (4) has been added to the plans along with the statements from Sections 195-37C & D.
- 9e. The actual O & M Agreement will be prepared in the final stages of Township approval once the NPDES permit is obtained.
- 9f. The loading ratios will be vetted out during the NPDES review process.
10. All Erosion and sedimentation control information and design will be submitted with the NPDES permit application and reviewed by CCCD.

- 11a. The impervious ground cover was mistakenly used when the POI breakdown was developed. The CN values have been revised. No adverse change in overall runoff requirements or required runoff volumes have occurred. The POI for the roadway was also incorrect and has been revised with no adverse change as noted above.
- 11b. The subject area's CN value has been revised and actually reduces the peak rates of runoff for this POI.
- 11c. The subject detail has been revised.
- 11d. Pipe "I" is the collection pipe and is therefore independent of the distribution pipes with inverts "G". Pipe "I" is set at the outlet elevation in the routing calculations. As "I" and "J" are the same, the inverts are the same. Additional information has been added as requested.
- 11e. Swale calculations for the Lot 2 and Lot 3 swales have been provided. The information column was erroneously marked with the side slope of the swales. The data for Sheet 6 has been completed.
- 11f. Emergency spillway calculations were already submitted for Lots 1 and 2. The emergency spillway calculation has now been provided for Lot 3 rear basin. The calculations provide the water elevation through the spillways. A summary table has been prepared to clarify the elevations.
- 12. The walls proposed are boulder walls and typically are not designed. The applicant awaits the opinion of the Codes Enforcement Officer regarding this issue.

Please find revised sets of plans and soil profiles based on the changes outlined above. We trust the above changes will adequately address the comments of the above referenced letter and that the applicant is able to obtain their Soil and Erosion Control Permit for this project. Please call if you have any questions regarding the above information.

Very truly yours,
Vastardis Consulting Engineers, LLC



Nicholas L. Vastardis, P.E.

Encl.

Cc: Jim Renehan, Renehan Building Group
Nathan M. Cline, P.E., Pennoni Assocs.

EAST GOSHEN CONSERVANCY

August 26, 2014

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

Re: 1662 E. Boot Rd. (3 Lot SD and LD)

Dear Commission Members:

At their meeting on August 13, 2014 the Conservancy Board reviewed and accepted the proposed landscape plan for the 3 lot subdivision and land development for 1662 E. Boot Rd. Any significant changes to the landscape plan shall be forwarded to the Conservancy Board for review and approval.

Sincerely,



Mark A. Gordon
Township Zoning Officer



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

August 13, 2014

EGOS 0110

Mark A. Gordon
Director of Code Enforcement/Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

AUG 15 2014

**RE: Renehan Building Group, 1662 E. Boot Road
Preliminary/Final Subdivision and Land Development – 2nd Submission**

Dear Mr. Gordon:

As requested, we have reviewed the following information, prepared by Vastardis Consulting Engineers, LLC, regarding the referenced submission:

- “*Subdivision & Land Development Plan for Renehan Building Group*” (seven sheets) dated February 13, 2014, last revised July 25, 2014;
- “*Stormwater Management Report*” dated February 25, 2014, last revised July 25, 2014; and
- Response letter dated July 28, 2014 and supplemental information.

The applicant, Renehan Building Group, of Malvern, proposes to remove the existing residence on UPI No. 53-4-131.1 (4.090 acres), subdivide the parcel into three (3) residential lots and construct three (3) new single-family detached dwellings. Lot 1 is proposed to be 1.671 acres, and Lots 2 and 3 are each proposed to be 1.210 acres. The applicant is additionally proposing utilities, stormwater management facilities, private on-lot septic systems and public water service for each lot. The parcel is located on the south side of E. Boot Road (T-385), east of its intersection with Clock Tower Drive (T-635), within the R-2 Low Density Residential zoning district. Three (3) new driveways are proposed via E. Boot Road; the existing driveway will be removed.

The following comments from our March 21, 2014 review letter remain outstanding (new comments in *italics*):

1. Clear sight triangles and sight distances in accordance with §240-23.D(11) and §205-57.D(4) should be indicated at the proposed driveways.

Vegetation and other visual obstructions within this triangle shall be limited to a height of not more than two feet above the center-line grade. (§240-23.D(11)) The plan indicates a 4-to 6-foot boulder wall within the sight triangle on Lot 3. Additionally, the “cut back vegetation on embankment” note indicated on Lots 1 and 2 should be expanded to clarify the vegetation to be cut (i.e., size, species, low-hanging branches, etc.) and if additional grading is warranted. This note should be additionally indicated and clarified for Lot 3.

2. The landscape plan shall be prepared in accordance with §205. (§240-27.D)

A landscape plan has been provided; however, per §205-7, a "Tree Protection Zone (TPZ)" is "an area that is radial to the trunk of a tree in which no construction activity, movement of vehicles, placement of fill or other land disturbance activities shall occur. The tree protection zone shall be 25 feet from the trunk of the tree to be retained or the distance from the trunk to the dripline, whichever is greater. Where there is a group of trees or woodlands, the tree protection zone shall be the aggregate of the protection zones for the individual trees." Based on the proposed limit of disturbance, there appear to be thirty-five (35) existing trees to remain which do not meet the TPZ requirement; the layout, grading and tree protection fencing should be adjusted to meet this requirement.

3. Regarding the preliminary/final plan requirements (§205-30), the following should be provided:

- a. Abutting property owner information across E. Boot Road. (§205-30.B(5))
The property lines across E. Boot Road and owner information for UPI Nos. 53-4-718 and 53-4-89.3 should be indicated.
- b. Property boundaries shall be balanced and closed with an error closure not to exceed one foot in 10,000 feet. In addition, the engineer or surveyor shall certify and that the plan is in conformance with all Township ordinances. (§205-30.B(7))
*Survey Note 1 on Sheet 1 should be reviewed, as it indicates "ratio **greater** than". A certification regarding conformance with Township ordinances should be provided.*
- c. Results of soil percolation tests for on-site sewage disposal. (§205-35.D)
This information has not yet been provided.
- d. *An offer of dedication, signed and notarized by the owner(s) of the property, shall be indicated on the record plan regarding the ultimate right-of-way. (§205-33.B(17)) Bearings and distances of the proposed right-of-way should be indicated. (§205-33.B(18)(f))*

4. The plan should provide a calculation verifying no more than 20% of the existing trees on the lot are proposed to be cleared or removed. (§205-61.C)

Per discussions with the Township, this requirement is not applicable, as the existing parcel is not considered a "wooded lot".

5. Monuments are required along the required right-of-way of E. Boot Road. (§205-65.A)

Iron pins should be indicated at the Lot 2 property corners along the right-of-way. Additionally, it appears the "iron pin" label and lot numbers have been inadvertently removed from the plan.

6. The applicant shall provide the Township with a copy of the easement authorizing the proposed discharge points or confirmation from PaDEP that an easement is not required. (§195-15.G) The applicant should provide additional information regarding the downstream conveyance of the proposed discharges.

The applicant has indicated this information will be provided during the NPDES process.

7. When the regulated activity is divided by multiple drainage areas, the analyses regarding water quality volume shall be separately addressed for each drainage area. (§195-19.H)

This requirement will remain outstanding pending conformance with the cover requirements (see comment No. 11a., below); additionally, it is recommended NPDES Worksheet 4 be provided for each drainage area (i.e., Lots 1, 2, 3 and "Roadway").

8. Infiltration results shall be provided to verify conformance with §195-20.A, B and J(1)).

Infiltration and soil boring information has not been provided for the front basins; per discussions with the applicant's design engineer, testing is infeasible due to existing steep slopes in the basin locations. As favorable rates have been yielded in the rear basin locations, testing may be completed prior to basin construction; the record plan should note the same. Further, a minimum 2-foot depth to limiting zones has not been verified for rear Basins 1 and 2, as the soil borings appear to have been terminated 1.25± feet below the proposed bottom elevations.

9. Regarding the stormwater management (SWM) site plan contents (§195-27), the following should be provided:

- a. A listing of all approvals required for the proposed project. (§195-27.A(2))
The plan should indicate a list of the same.
- b. The total extent of the upstream area draining through the site, as applicable. (§195-27.B(12))
The report indicates an upstream drainage area north of the site (UPI Nos. 53-4-131.1A) which "may drain" onto the site; the applicant should clarify whether this runoff should be accounted for in the basin designs.
- c. Easements and deed restrictions in accordance with §195-39. (§195-27.B(18)(c))
Per §195-39, easements shall be established in connection with any regulated activity for all permanent BMPs and conveyances that will not be dedicated to or otherwise owned by the Township. Additionally, notes or other documentation in accordance with §195-27.B(18)(c) are required, as applicable.
The applicant has indicated this information will be provided.
- d. Regarding the O&M plan, the following shall be provided: lawn care maintenance, the landowner statement per §195-37.B(4); inspection and maintenance schedules and statements in accordance with §195-37.C and D and §195-40.A through D. (§195-27.F(1), -37.B)
The applicant has indicated this information will be provided during the NPDES process.
- e. An O&M agreement. (§195-27.F(2))
The applicant has indicated this information will be provided.
- f. Loading ratios shall be in accordance with the PA BMP Manual. (§195-27.E)
This issue will remain outstanding pending NPDES approval.

10. E&S calculations (i.e., sediment trap, silt fence, etc.) should be provided.

The applicant has indicated this information will be provided during the NPDES process.

11. *Regarding the revised stormwater management plan, the following issues should be addressed:*

- a. *The applicant shall utilize a ground cover of meadow for all areas (including all impervious surfaces) for the predevelopment volume and peak flow rate calculations. (§195-23.D(1)(B)) The revised calculations indicate impervious cover in the pre-development analyses for Lots 2 and 3 and the "roadway".*
- b. *The hydrograph for "Post-Development Road POI Bypass" indicates a CN value of 68; it appears this should be 61.*
- c. *The routing of "Lot 1 Front Basin" indicates a 6-inch orifice, while the detail indicates a 4-inch orifice.*
- d. *Regarding the driveway basin detail for Lots 2 and 3, it appears the distribution pipe inverts ("G" and "I") should be equal, as the pipe is proposed at a flat grade. Additionally, the detail should indicate the invert of the outlet pipe ("J").*
- e. *Swale calculations for the Lot 2 swales should be provided. In general, the swale detail should be reviewed, as "C" is indicated as a depth, which appears to be inconsistent with the plan for all swales. The swale lining detail (Sheet 6) should be completed.*
- f. *Emergency spillway calculations (in accordance with the PA E&S Manual) should be provided to verify the freeboard provided in the proposed rear basins.*

12. *Typically, walls greater than four (4) feet in height require an engineered design submitted to the Township for review and approval; we will defer to the Codes Enforcement Officer regarding this issue.*

Please additionally note the status of the following reviews/permits:

<i>Review/Permit</i>	<i>Agency/Authority</i>	<i>Status</i>
Landscaping	Conservancy Board	Correspondence has not yet been received.
Sanitary Sewer	Municipal Authority	Not applicable.
Planning Module	DEP	Correspondence has not yet been received.
On-Site Septic	CCHD	Correspondence has not yet been received.
E&S/NPDES	CCCD/DEP	Correspondence has not yet been received.
HOP	PennDOT	Not applicable.
Water	Aqua PA	Correspondence has not yet been received.
Fire Protection	Fire Marshal	Not applicable.
Historic Resource	Historical Comm.	Correspondence has not yet been received.

Should you have any further questions or comments, please contact the undersigned.

Sincerely,



Nathan M. Cline, PE

PENNONI ASSOCIATES INC.


Township Engineer

cc: Rick Smith, Township Manager (via e-mail)
Renchan Building Group, 318 E. King Street, Malvern (via e-mail)
Nicholas L. Vastardis, PE, Vastardis Consulting Engineers, LLC (via e-mail)

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: 8/28/2014
To: Planning Commission
From: Mark Gordon, Zoning Officer 
Re: 1454 Glenbrook Ln. Variance request

Dear Commissioners,

The ZHB application before is requesting relief from the side yard setback requirement for an accessory building. The applicant wants to place a 240 s.f. storage structure within the side yard setback area of his property at 1454 Glenbrook Ln. The applicant is requesting 6 feet of relief in order to place the structure 14feet from the property line.

This property is exactly 1 acre in area and if this property were .01 acres larger the shed size permitted in the side yard increases to 240 s.f.

Staff does not believe that granting this relief will impose any impact to the character of the neighborhood.

DRAFT MOTION:

Mr. Chairman, I move that we recommend that the Board of Supervisors support this variance application because the relief sought is minimal and will not alter the character of the neighborhood, with the following conditions:

1. The Applicant agrees to have the side yard property line in question surveyed and marked.
2. The Floodplain line in the rear yard area of the property shall be identified and marked.
3. The applicant agrees to construct an appropriate storm water management system to collect and manage the storm water runoff from the new impervious cover of the accessory building.
4. 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.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

August 28, 2014

Dear Property Owner:

The purpose of this letter is to inform you that Mr. Anthony J. Sivo has submitted a Zoning Hearing Board application requesting a Zoning Variance for his property at 1454 Glenbrook Lane, West Chester, PA, 19380. Mr. Sivo is seeking dimensional relief to construct an accessory building within the side yard of his property. The Township Zoning Ordinance requires accessory structures larger than 120 square feet to be placed no closer than 20 feet from the property line. (§240-32.P and §240-9.G, of the Township Zoning Ordinance)

Mr. Sivo proposes to build an accessory building no larger than 240 square feet and is requesting seven (7) feet of relief from the twenty (20) foot side yard setback requirement of the ordinance, in order to place an accessory building 13 feet from the side yard property line.

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

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

September 3, 2014 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)

September 16, 2014 - Board of Supervisors meeting (7:00 pm)

September 25, 2014 - Zoning Hearing Board (7:30 pm) **(Zoning Variance Hearing)**

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

Sincerely,

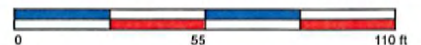


Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions



1454 Glenbrook Ln.



*Township of East Goshen, PA
Thursday, August 28, 2014*

Chapter 240. ZONING

Article II. Residential Districts

§ 240-9. R-2 Low Density Residential District.

- A. Specific intent. In addition to the objectives stated in §§ **240-3** and **240-7**, the R-2 District is intended to encourage low density residential development on lots of sufficient size to provide for on-lot sewage disposal and on-lot water supply.
- B. Uses permitted by right. The following principal uses are permitted by right in the R-2 District if the area and bulk regulations and all other applicable requirements of this chapter are satisfied:
 - (1) Single-family detached dwelling.
 - (2) Agricultural uses in accordance with § **240-34**, except for animal husbandry, which shall be permitted as a conditional use.
 - (3) A lawfully permitted dwelling unit used as a group home, provided that the requirements of § **240-38** for such use are met.
 - (4) Forestry in accordance with the standards of § **240-34.1**.
[Added 10-29-2002 by Ord. No. 129-Q-02]
- C. Permitted conditional uses. The following principal uses may be permitted in the R-2 District when authorized by the Board of Supervisors in accordance with § **240-31**:
 - (1) Single-family cluster development in accordance with § **240-28**.
 - (2) Fire station.
 - (3) Township park.
 - (4) Place of worship or religious institution, excluding hospitals, sanitariums, penal or corrective institutions.
 - (5) Public or private primary or secondary school.
 - (6) Golf course.

- (7) Riding academy.
- (8) Publicly owned recreation.
- (9) Public utility facility.
- (10) Private recreation facility.
- (11) Single-family open space development in accordance with § **240-36**.
- (12) Private primary school and church or place of worship.
[Added 9-7-1999 by Ord. No. 129-F-99]

D. Uses permitted by special exception: none.

E. Accessory uses. The following accessory uses shall be permitted in the R-2 District in accordance with the provisions of § **240-32** and/or such other section listed after each use:

- (1) Home occupation, which may include day care as an accessory use.
- (2) Storage shed.
- (3) Fence and wall.
- (4) Garage.
- (5) Recreational vehicle storage.
- (6) Private greenhouse.
- (7) Tennis court.
- (8) Swimming pool.
- (9) Horse barn.
- (10) Solar energy systems.
- (11) Signs. (See § **240-22**.)
- (12) Animal husbandry.
- (13) Temporary structure or use.
- (14) Home-related business.
- (15) Seasonal sale of farm products. (See § **240-34B**.)
- (16) Apartment for care of a relative.

(17) No-impact home-based business as accessory to a residential dwelling.

[Added 10-21-2003 by Ord. No. 129-L-03]

- F. Design and landscaping controls. The applicable design and landscaping controls in § 240-27D shall apply to residential development in this district.
- G. Lot area, width, building coverage, height and yard regulations. The following requirements apply to each use in the R-2 District, subject to further applicable provisions of this chapter:
- [Amended 6-1-1999 by Ord. No. 129-D-99]

R-2 Principal Uses

Requirements	Place of Worship and Religious Institution	School	All Other Uses ¹	Private Recreation Facility
Minimum lot area	2 acres	10 acres	1 acre	5 acres
Minimum lot width				
At building setback line	200 feet	300 feet	150 feet	300 feet
At street line	100 feet	150 feet	60 feet	150 feet
Maximum lot coverage				
By buildings	25%	25%	25%	15%
By total impervious cover	35%	35%	35%	35%
Maximum building height				
Stories	3	3	3	3
Feet	30 feet	30 feet	30 feet	30 feet
Minimum front yard	55 feet	65 feet	45 feet	50 feet
Average front yard*	70 feet	80 feet	60 feet	50 feet
Minimum side yard	30 feet each	40 feet each	20 feet each	50 feet
Minimum rear yard	65 feet	75 feet	50 feet	50 feet

*To obtain more flexibility in placing buildings in all residential subdivisions of two or more lots, an average building setback line of 60 feet and a minimum building setback of 45 feet shall be required.

¹NOTE: See § 240-31 for conditional use regulations, § 240-34 for agricultural regulations and § 240-57 for special exception regulations. The most restrictive lot area, width, building coverage, height and yard regulations for each such use shall apply.

East Goshen Zoning Ordinance

§240-32 Accessory uses

P.

Storage sheds and accessory buildings.

(1)

Storage sheds.

[Amended 7-1-2008 by Ord. No. 129-D-08]

(a)

On lots of one acre or less, a maximum of one storage shed of a maximum floor area of 120 square feet and a maximum height of 12 feet at its highest point may be placed or erected within the required side and/or rear yards of the property.

(b)

On lots greater than one acre, a maximum of two storage sheds, each of a maximum floor area of 120 square feet and a maximum height of 12 feet at its highest point, may be placed or erected within the required side and/or rear yards of the property; or, in the alternative, one storage shed of a maximum floor area of 240 square feet and a maximum height of 12 feet at its highest point may be placed or erected within the required side and/or rear yards of the property.

(2)

Any other size of accessory building shall conform to the applicable yard requirements for principal buildings.

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: ANTHONY J. SIVO
Applicant Address: 1454 GLENBROOK LANE
WEST CHESTER PA 19380
Telephone Number: 484-459-7232 Fax Number: _____
Email Address: ANT.SIVO@VERIZON.NET
Property Address: 1454 GLENBROOK LN
WEST CHESTER PA 19380
Tax Parcel Number: 5256 Zoning District: _____ Acreage: 1.0

Purpose of Application (check one)

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

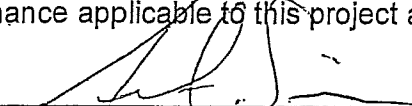
Sections of Zoning Ordinance in which relief is sought:

REQUESTING TO PUT A SHED LARGER THAN
10X12 BUT NO BIGGER THAN 12X20
240-32P

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

REQUESTING TO PUT A SHED LARGER THAN
10X12 BUT NO BIGGER THAN 12X20
SHED WOULD BE 14 FEET FROM THE PROPERTY LINE
RATHER THAN THE REQUIRED 20 FEET

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


Signature of Applicant

8/24/14
Date

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

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

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

Applicant Name: ANTHONY J. SIVO

Application Process Checklist (Administration use only):

- | <u>Item</u> | <u>Date Complete</u> |
|---|----------------------|
| 1. Completed Township Application Form: | _____ |
| 2. All related materials submitted: | _____ |
| 3. Township application and review fees paid: | _____ |

Application accepted on _____ by _____

Official Signature _____ Title _____

Review Process Checklist

- | <u>Item</u> | <u>Date</u> |
|---|---------------|
| 1. Start date: | _____ |
| 2. Date of first formal Planning Commission Meeting following complete application: | _____ |
| 3. Date sent to CCPC: | _____ |
| 4. Date sent to Township Engineer: | _____ |
| 5. Date presented to Planning Commission: | _____ |
| 6. Date sent to CB: | _____ |
| 7. Date sent To MA: | _____ |
| 8. Date sent to HC: | _____ |
| 9. Date sent to PRB: | _____ |
| 10. Date sent to TAB: | _____ |
| 11. Date by which the PC must act: | _____ |
| 12. Date by which Board of Supervisors must act: | _____ |
| 13. Drop Dead Date; (Day 60): | _____ |
| 14. Zoning Hearing Date: | _____ |
| 15. Dates of public advertisement: | _____ & _____ |

EAST GOSHEN TOWNSHIP ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

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

Procedures for the processing and review of Subdivision, Land Development, Conditional Use, Variance, and Special Exception Applications

August 19, 2002

2nd Revision: March 2, 2006

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
2. All materials to be considered at the next regular meeting of the Planning Commission must be submitted with at least eleven (11) copies to the Township Staff by not later than close of business the previous Tuesday. Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting.
3. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Commission after the complete application is filed. The application review cycle for Conditional Use, Variance, and Special Exception Applications shall begin the day a complete application is filed with the Township.
4. Applicants should not distribute material to the Commission during a meeting unless it is directly related to the initial presentation of the application. All materials for the Planning Commission, including any material to be used at a meeting, must be delivered to the Township Staff not later than close of business the previous Tuesday.
5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.

Zoning Hearing Board Procedural Rule for Hearing Continuances: ADOPTED: May 13, 2009

1. The Zoning Hearing Board may grant one application for hearing continuance. Subject to the limited circumstances referenced in paragraph 2 below, the rescheduled hearing shall be held unless the applicant withdraws the application.
2. The continuance after the first one shall only be granted in an extraordinary circumstance.
3. The Zoning Hearing board has the sole discretion whether to grant any continuance.

DATE: August 25, 2014

SUBJECT: Variance Request
Twenty-Foot Property Set Back

TO: East Goshen Township
Zoning Board
1580 Paoli Pike
West Chester, PA 19380

FROM: Mr. Anthony J. Sivo AJS
1454 Glenbrook Lane
West Chester, PA 19380

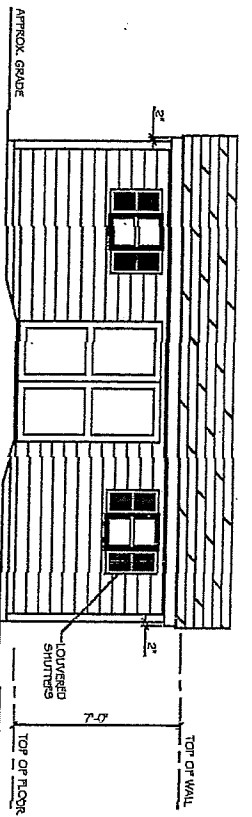
ENCLOSURES: Pictures of the proposed shed location at the above address.

1. The purpose of this request is to gain Township approval for the placement of a prefabricated shed on the above property. The shed would not be larger than 12 feet by 20 feet but would be larger than 10 feet by 12 feet. The shed is needed to store various lawn and gardening equipment used to maintain the property.

2. In order to maintain the sight-lines of the property and to be esthetically pleasing to my neighbors, the proposed positioning of the shed allows for both. This can be more graphically depicted in the pictures I have enclosed. The proposed location allows for proper water mitigation and is hidden for sight from my neighbors on the left and right.

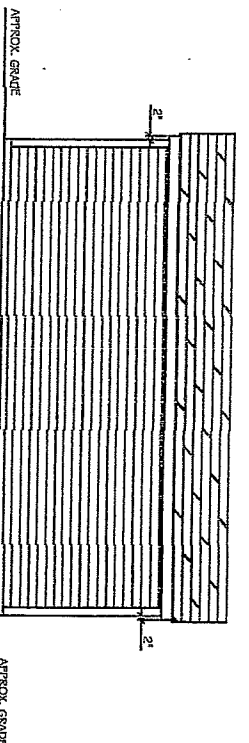
3. Current Township Code only allows for a shed on a 1 acre lot to be no larger than 10 feet by 12 feet. I am seeking a variance to allow a larger shed to be placed on the property and the shed would be 14 feet from the property line. The property is heavily wooded and would not be visible from the roadway other than if you were standing at the top of the driveway. The shed will only be used to store items used solely to maintain my property. As depicted in the pictures the proposed site is the most ideal location for shed and would pose no opposition from my neighbor. The shed would parallel his stand alone garage. In fact my neighbor and I have cultivated the tree line in order for me not to see his garage and he would not be able to view my shed.

4. Thank you for your time in considering this request.



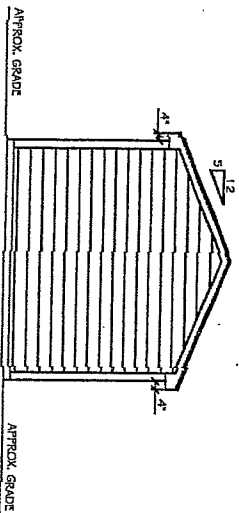
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



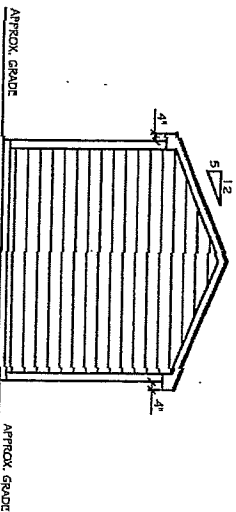
REAR ELEVATION

SCALE: 1/8" = 1'-0"



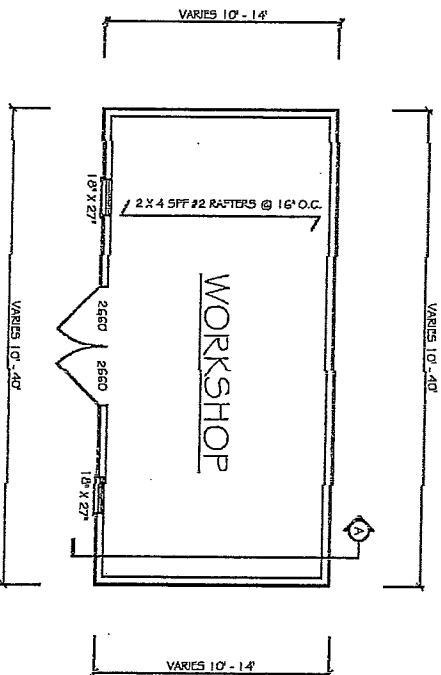
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- GRADE MUST SLOPE AWAY FROM STRUCTURE.
- F.T. 4 X 4 SKIDS MUST BE UNIFORMLY SUPPORTED.
- PROVIDE DOUBLE 2 X 4 HEADER & SINGLE JACK STUDS OVER ALL WINDOWS & DOORS @ BENDING WALLS.

- WINDOW & DOOR SIZES & LOCATION MAY VARY.

- BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- ALL STRUCTURAL LUMBER SHALL BE SPRUCE, PINE, FIR, UNLESS OTHERWISE NOTED.

LOAD DESIGN CRITERIA

- SNOW LIVE = 30 PSF
- WIND = 100 MPH
- FLOOR LIVE = 125 PSF

JOHN ESH

717-442-5053

DRAFTING CONCEPTS LLC

ARCHITECTURAL DRAFTING
DRAFTER, MANN STOUTENUS

SEAL:

PROJECT:

WATERLOO STRUCTURES
3898 LINCOLN HWY.
PARKESBURG, PA 19365

TITLE:

WORKSHOP

DATE:

10-8-10

DRAWN BY:

E.S.

SCALE:

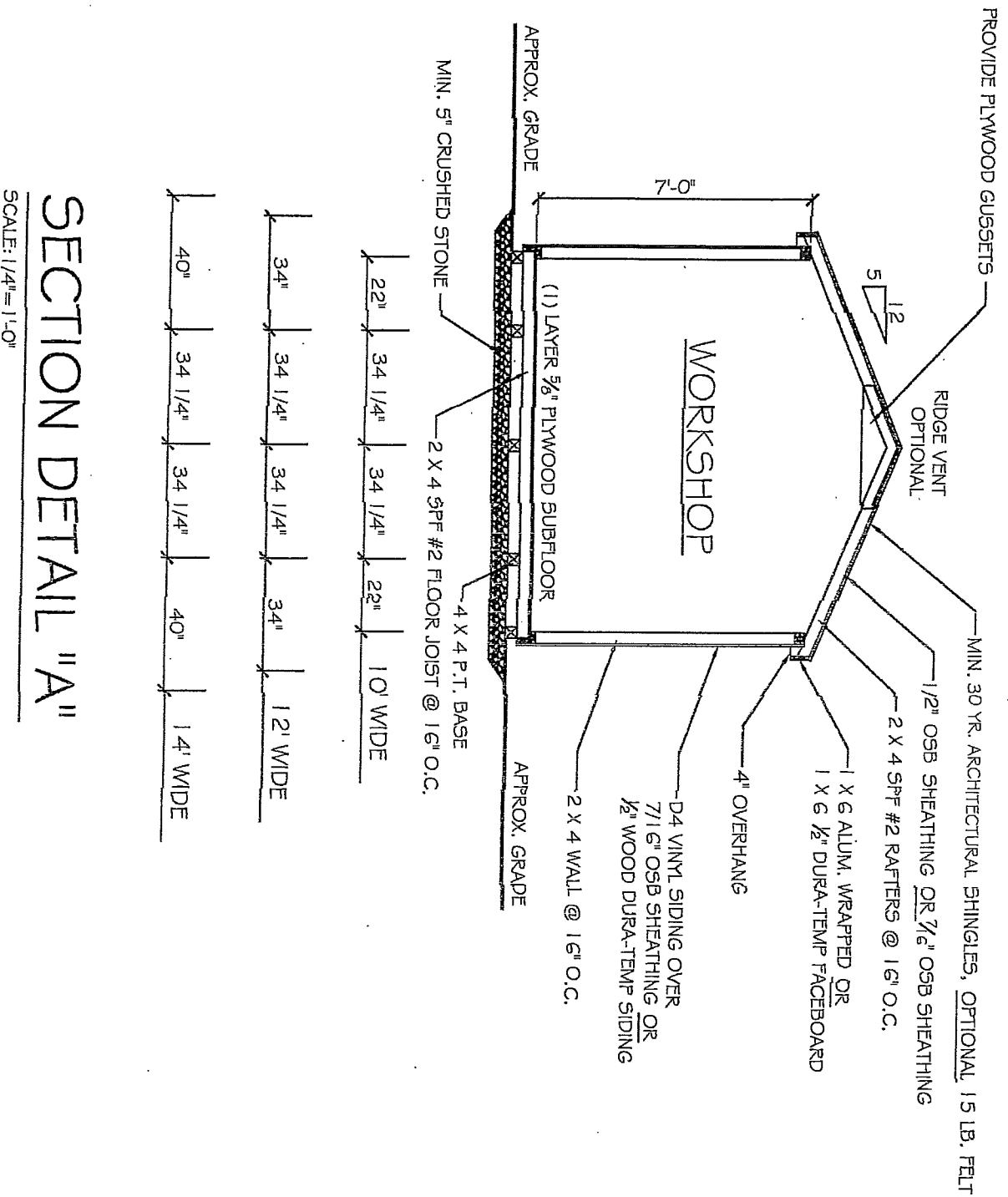
AS NOTED

SHEET:

1 OF 2

E270-10

A-1



SEAL:

PROJECT:
WATERLOO STRUCTURES
3898 LINCOLN HWY.
PARKESBURG, PA 19365

TITLE:
WORKSHOP

DATE:
10-8-10

DRAWN BY:
E.S.

SCALE:
AS NOTED

SHEET:
2 OF 2

E270-10

A-2

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

August 14, 2014

Chester County Planning Commission
Attn: Carol Stauffer
601 Westtown Road, Suite 270
P.O. Box 2747
West Chester, PA 19380-0990

Re: East Goshen Township Comprehensive Plan
VPP Grant Extension Request

Dear Carol:

On behalf of the East Goshen Township Board of Supervisors and the East Goshen Township Comprehensive Plan Task Force, East Goshen Township is requesting a six month extension to the Vision Partnership Program Grant awarded to the Township for the completion of the 2015 Comprehensive Plan update project. The planning process was slowed significantly due to formatting changes that occurred mid-way through the process, as well as the development of clear and concise objectives, recommendations and tasks to be incorporated into the implementation chapter of the plan. The new adoption date for the Comprehensive Plan is scheduled for June 16, 2015.

I have enclosed an updated meeting schedule and a detailed work schedule which reflects the six month extension we are requesting for the VPP Grant. Please contact me if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Enclosure

Cc: East Goshen Township Board of Supervisors
East Goshen Township Comprehensive Plan Task Force
East Goshen Township Planning Commission
John Theilacker, The Brandywine Conservancy

**2015 Comprehensive Plan
For
East Goshen Township**

Proposed Task Force Meeting Schedule and Topics for Discussion

August 2014 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 (deleted)
July 22, 2013	Continued discussion of natural resource protection Review/discuss historic and cultural resource inventories and protection Final direction on Planning document format Review/discuss preliminary Plan focal areas
August 26, 2013	Discussion on future land use

September 11, 2013	Continued discussion on future land use
October 28, 2013	Review/discuss natural resource protection chapter Proposed focus areas: red streams to blue; riparian and woodland protection/restoration
November 25, 2013	Review/discuss energy conservation chapter Proposed focus areas: Energy conservation and renewable energy Paoli Pike corridor land use/zoning exercise
December 30, 2013	No meeting.
January 27, 2014	Review/discuss land use chapter Proposed focus areas: vacant and underdeveloped properties; zoning ordinance provisions Review/discuss economic development chapter Proposed focus areas: To be determined by Commerce Committee and economic development sub-consultant
February 24, 2014	No meeting.
March 24, 2014	Review/discuss historic (and scenic?) resources protection chapter Proposed focus areas: historic resource owner education; protecting historic and scenic resource "values" when development occurs Review/discuss recreation chapter (deferred to later date) Proposed focus areas: To be determined by open space plan update task force and recreation sub-consultant
<hr/> <i>(start new here)</i> <hr/>	
April 28, 2014	No meeting. Direction from Board to scrub draft chapters and revert to 2005 plan format. Grant extension request to be made of the County for another 6 months to complete plan
May, 2014	No meeting. Format and content revisions by consultants to chapters 1 through 6
June 23, 2014	Distribution and review/comments on revised chapters 1, 3, 4, 5, & 6
July 28, 2014	Distribution and review/comments on revised chapter 2, economic development

August 25, 2014	No meeting. Consultant preparing two new chapters on transportation and community facilities and services
September 22, 2014	Distribution and review of chapter 8, community facilities, and chapter 9, transportation.
October 27, 2014	Distribution and review of chapter 7, open space and recreation, as well as final proof text for chapters 2, 3, 4, 5, and 6.
November 24, 2014	Distribution and review of chapter 10, plan implementation, including implementation matrix, and Plan appendices. Distribution of second draft, Chapter 1, and final proof text for chapters 7, 8, and 9.
December 22, 2014	Optional meeting. Second review of revised chapter 10, and revised appendices, and final proof text for chapter 1, if necessary.
January, 2015	No meeting. Consultant preparing complete draft of 2015 comprehensive plan.
February 23, 2015	Distribution and review of complete draft 2015 comprehensive plan, including appendices; preliminary County VPP review
March 23, 2015	Final task force meeting. Final task force review of complete draft 2015 comprehensive plan, and recommendation on plan to Board of Supervisors.
April & May 15, 2015	Township Act 247 distribution of final draft 2015 comprehensive plan to County, school district, and adjoining municipalities. Planning Commission public meeting.
June 16, 2015	Start of Board of Supervisors public hearings for 2015 plan adoption.

East Goshen Township Comprehensive Plan Schedule

Created: 7/29/2014
Last Updated: 8/12/2014
Next Meeting: 9/22/2014

Chapter	Title	Brandywine Due Date for Draft	CPTF Review and recommendation	Brandywine Due Date for 2nd CPTF review and Recommendation	B of S Review of CPTF Recommendation	Brandywine Due Date for Final red line Draft	CPTF Final Draft Review	Comments
Chapter 1	Introduction	11/17/2014	11/24/2014	12/9/2014	12/16/2014	2/19/2015	2/23/2015	Ch 1 draft will be finalized upon completion of Chapters 1-10
Chapter 2	Econ. Dev	6/17/2014	7/28/2014	8/26/2014	9/2/2014	10/6/2014	10/27/2014	
Chapter 3	Land Use	6/17/2014	6/23/2014	7/30/2014	8/5/2014	10/6/2014	10/27/2014	
Chapter 4	Nat. Resources	6/20/2014	6/23/2014	8/17/2014	8/19/2014	10/6/2014	10/27/2014	
Chapter 5	Historical	6/21/2014	6/23/2014	8/26/2014	9/2/2014	10/21/2014	10/27/2014	
Chapter 6	Energy	6/22/2014	6/23/2014	8/26/2014	9/2/2014	10/21/2014	10/27/2014	
Chapter 7	Openspace	10/21/2014	10/27/2014	11/10/2014	11/18/2014	11/19/2014	11/24/2014	
Chapter 8	Comm. Facilities	9/15/2014	9/23/2014	10/14/2014	10/21/2014	11/10/2014	11/24/2014	
Chapter 9	Transportation	9/15/2014	9/23/2014	10/14/2014	10/21/2014	11/10/2014	11/24/2014	
Chapter 10	Implementation	11/17/2014	11/24/2014	12/9/2014	12/16/2014	12/18/2014	12/22/2014	Staff and CPTF will review Appendix in Jan via email and forward to BOS for review
Appendix		11/17/2014	11/24/2014	12/9/2015	12/16/2014	12/18/2014	12/22/2014	

Final Draft Plan	CURRENT SCHEDULE	3/17/2015	3/23/2015	3/31/2015	4/7/2015	4/21/2015	4/27/2015	This date is too tight. We cant adopt the plan in time with this schedule.
	PROPOSED SCHEDULE	2/17/2014	2/23/2015	2/24/205	3/3/2015	3/17/2015	3/23/2015	

Key:

	Current Schedule
	EGT Staff Proposed Schedule
	Completed
	Due for Next Meeting(s)

East Goshen Township Comprehensive Plan Schedule

Current Adoption Schedule	45 Day Comment Period	5/1/2015 to 6/15/2015	
			Send to EGT PC
			Send to CCPC
			Send To WCASD
			Send to WGT
			Send to Willistown
			Send To WWT
			Send To Westtown
			Send To EWT
	Receive Comments	6/16/2015	
	Review Comments	6/16/2015	
	<u>BOS Hearing to Adopt</u>	6/16/2015	

Proposed Adoption Schedule	45 Day Comment Period	4/1/2015 to 5/15/2015	
			Send to EGT PC
			Send to CCPC
			Send To WCASD
			Send to WGT
			Send to Willistown
			Send To WWT
			Send To Westtown
			Send To EWT
	Receive Comments	5/15/2015	
	Review Comments	6/1/2015	
	<u>BOS Hearing to Adopt</u>	6/16/2015	