

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, November 5, 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. **October 1, 2014**
- F. **Subdivision Applications**
 - 1. **1331 E. Strasburg Rd. (SKETCH PLAN)**
 - 2. **1131 N. Chester Rd.**
- G. Land Development Applications
- H. Conditional Uses and Variances
- I. **Ordinance Amendments**
 - 1. Wind Energy Generation Systems.
 - 2. Solar Ordinances (Accessory and Primary ordinances at CCPC for review)
- J. **Comprehensive Plan Update**
- K. Old Business
- L. New Business
- M. **2014 Goals**
 - 1. Solar and Wind
 - 2. Zoning Ordinance Updates
- N. Any Other Matter
- O. Liaison Reports
- P. Dates of Importance

Spring Newsletter articles due: January 30, 2015

Winter Newsletter Approximate Mailing date: December 19, 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
1331 E. Strasburg Rd.	SD	Sk	10/10/2014	NA	NA	NA	NA	NA	NA	NA	NA	NA
1131 N. Chester Rd.	SD	P/F	10/15/2014	11/5/2014	10/16/2014	10/16/2014	10/16/2014		1/14/2015	1/24/2015	NA	1/24/2015
Bold = New Application or PC action required												

Completed in 2014

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	APVD
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	APVD
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	APVD
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	APVD
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	APVD
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	APVD
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	APVD
Sunoco	ZHB	Sk	6/24/2014	6/24/2014	NA	NA	6/25/2014		8/6/2014	8/19/2014	7/30/2014	8/22/2014	APVD

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 1, 2014

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, October 1, 2014 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Al Zuccarello, Sue Carty, Jim McRee and Monica Close. Also present was Rick Smith, Township Manager, and Janet Emanuel, Township Supervisor.

COMMON ACRONYMS:

BOS – Board of Supervisors

CPTF – Comprehensive Plan Task Force

BC – Brandywine Conservancy

CVS – Community Visioning Session

CB – Conservancy Board

SWM – Storm Water Management

A. INFORMAL MEETING – 7:00

1. The minutes from September 3, 2014 were reviewed.
2. Rick reported that the BOS interviewed 3 candidates for Comp Plan consultants. They asked Tom Comitta of TCA Associates to present a proposal.
3. 1662 E. Boot Rd/Renehan Building Group – The BOS approved their request with the conditions that the Planning Commission recommended.

B. FORMAL MEETING – 7:00 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 September 3, 2014 meeting were approved.

C. SOLAR ORDINANCE AMENDMENT

After reviewing the latest draft of the Solar Ordinance Amendment proposal, Rick feels there is a conflict between #[3] on page 2 and #6 on page 3. The Commission discussed maintenance around solar systems, fencing, screening, vegetation vs stone with storm water management, etc. They agreed that the fence should be solid, board on board. They agreed the wording for #[3] should be "The solar panels and associated structures shall not exceed a maximum height of eight (8) feet."

D. ANY OTHER MATTER

1. Rick received the draft of the Open Space Plan.

E. ADJOURNMENT


There being no further business, Adam moved to adjourn the meeting and Al seconded the motion. The meeting adjourned at 7:50 pm. The next regular meeting will be held on Wednesday, November 5, 2014 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: 10/14/2014
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: 1331 E. Strasburg Rd. / Sketch Plan

Dear Commissioners,

The owners of 1331 E. Strasburg Rd., Jason and Elizabeth Grothman, have submitted a sketch plan for subdivision of their property. If you recall the Grothmanns' petitioned the Township in January of 2014 to remove 1331 E. Strasburg Rd. from the Historic Registry, in which they were successful. Now the Grothmann's are seeking input from the Planning Commission on the possible subdivision of the property.

The sketch plan proposes to subdivide the parcel, maintaining the existing house and creating a new lot to the west of the existing house, for a new single family home. This will create two non-conforming lots. Both lots proposed do not meet the area or lot width requirements for single family lots in the R-2 district. To accommodate a subdivision as proposed in this sketch plan, dimensional variances will be required for the lot width and the lot area for both proposed lots. This parcel was last subdivided in 2002 creating a 1 acre parcel, 1333 E. Strasburg Rd.

This parcel is located in the R-2 district and is bordered to the north by the Supplee Valley development which is a cluster development with 25,000 s.f. lots. To the south across E. Strasburg Rd. is the R-3 district and single family homes can be built 18,000 s.f. lots.

Staff is of the opinion that supporting variances for this subdivision will not significantly alter the character of the neighborhood since smaller single family lot sizes exist in the developments surrounding this parcel. The variances are necessary to move forward with a subdivision plan.

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

FYI

October 21, 2014

Dear Property Owner:

The purpose of this letter is to inform you that the owners of 1331 E. Strasburg Road, West Chester, PA 19380, have submitted a subdivision sketch plan for review and comment by the Township Planning Commission. Sketch plans are reviewed from time to time by the planning commission when applicants want to present an idea to and receive comments from the planning commission prior to investing time and resources into the formal planning process.

The owners, Jason and Elizabeth Grothmann, are proposing a 2 lot subdivision of their property which is located in the R-2 zoning district. The existing parcel has an area of approximately 1.899 acres and has an existing single family home and accessory building. The sketch plan proposes to subdivide the existing parcel into two lots. Each parcel is proposed to have an area of approximately .95 acres. The proposed plan shows that the existing home would remain and a new single family home would be built on the new lot to the west of the existing home.

This proposal does not meet the Township lot area or lot width requirements for the zoning district therefore relief from the Zoning Ordinance will need to be granted by the Township Zoning Hearing Board prior to moving forward with a complete Subdivision and Land Development plan.

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

The meeting date and time scheduled for the review and discussion of this sketch plan is listed below:

November 5, 2014 - Planning Commission (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 plan is available for review at the Township building during normal business hours. Please give me a call if you have any questions or need additional information.

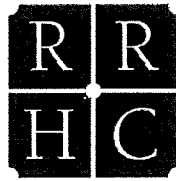
Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

DEBRA A. SHULSKI
Debbie@rrhc.com
Extension 210



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

October 8, 2014

via First Class Mail

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

OCT 10 2014

RE: Jason Grothman
1331 East Strasburg Road

Dear Mark:

As you know, this firm represents Jason and Elizabeth Grothman with respect to their property located at 1331 East Strasburg Road, West Chester, Pennsylvania in East Goshen Township (the "Property"). In that regard, enclosed please find ten (10) copies of a Sketch Plan with respect to a proposed minor subdivision of the Property.

The Property is currently 1.899 acres in size and is situated in the R-2 Residential Zoning District. The Grothmans intend to subdivide the Property into two lots for purposes of a proposed single-family residential dwelling. The subdivision would result in a *de minimis* decrease in the one-acre minimum lot area whereby Lot #1 would be .94 acres and Lot #2 would be .96 acres. Please note that the majority of the adjacent surrounding properties are much smaller lot sizes ranging in size from .54 acres to .65 acres.

The proposed subdivision would also result in a reduction in the minimum lot width. As such, an application would need to be made to the Zoning Hearing Board for variance relief from the minimum lot size and minimum lot width. All other area and bulk requirements would be compliant.

Prior to making application to the Zoning Hearing Board, the Applicant requests input from the Township Planning Commission and Staff. As such, kindly place this sketch plan on the next available Planning Commission meeting which I understand is scheduled for November 5, 2014.



EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA

COPY

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: 10/15/2014

Application for (Circle one):

Subdivision

Land Development

Subdivision & Land Development

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

1. Applicant's name: James J. Callaghan, Jr.

Address: 1131 N. Chester Road Phone: _____
West Chester, Pa. 19380

Fax: _____ Email: _____

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

Name: Same

Address: 1131 N. Chester Rd. West Chester, Pa. 19380 Phone: _____

Fax: _____ Email: _____

3. Location of plan: 1131 N. Chester Rd. West Chester, Pa. 19380

4. Proposed name of plan: Subdivision for James J. Callaghan, Jr.

5. County Tax Parcel No.: 52-2-31.2 Zoning District: R-2 Low Density

6. Area of proposed plan (ac.): 1.989 Number of lots: 2

7. Area of open space (ac.): N/A

8. Type of structures to be constructed: Single family house

9. What provisions are to be made for water supply and sanitary sewer? public sewer
and on-site well

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

11. Name of Engineer: Andrew Eberwein / Edward B. Walsh and Assoc. Inc.

Phone Number: 610-903-0029 Fax: 610-903-0080

Email address: Andy@ebwalshinc.com

**EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION**

12. Name of Land Planner: W/A

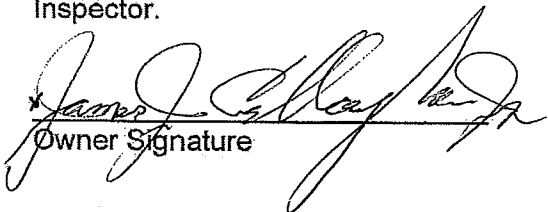
Phone Number: _____ Fax: _____

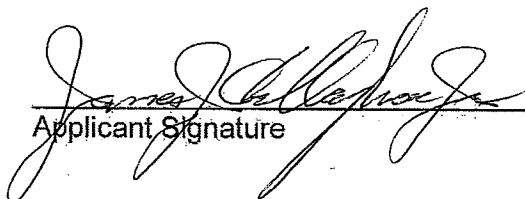
Email address: _____

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

NOTICE

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


Owner Signature


Applicant Signature

Administrative Use

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

For — lots = \$ 200⁰⁰

Application and plan received by: W.H.D.H. Date: 10/15/2014
(Signature)

Application accepted as complete on: _____
(Date)

EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

SUBDIVISION AND/OR LAND DEVELOPMENT CHECKLIST

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

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

Application for (Circle all appropriate): Subdivision Land Development

Applicant Information:

Name of Applicant: James J. Callaghan, Jr.

Address: 1131 N. Chester Rd. West Chester, Pa. 19380
Tom Mohr Esq.

Telephone Number: 610-431-0111 Fax: _____

Email Address: _____

Property Address: (same)

Property Information:

Owner's Name: James J. Callaghan, Jr.

Address: 1131 N. Chester Rd. West Chester, Pa. 19380

Tax Parcel Number: 53-2-31-2 Zoning District: R-2 Acreage: 1.989 Ac.

Description of proposed subdivision and or land Development:

Two lot subdivision with R2-District. Lot 1 will
contain the existing house. Lot 2 will be for
sale and will ultimately contain a single family house.

**EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION**

Application Process Checklist (Administrative use only):

<u>Item</u>	<u>Date Complete</u>	
1. Completed Township Application Form:	<u>10/14/14</u>	<u>10/15/14</u>
2. Township application and review fees paid:	<u>10/14/14</u>	<u>"</u>
3. County Act 247 Form complete:	<u>10/14/14</u>	<u>"</u>
4. Appropriate County Fees included:	<u>10/14/14</u>	<u>11</u>
5. 11 Copies of sealed Sub / LD plans:	<u>10/14/14</u>	<u>11</u>
6. 11 copies of other required plans:		
a. Landscape: (sealed).....	<u>N/A</u>	
b. Conservancy: (sealed).....	<u>N/A</u>	
c. Stormwater Management: (sealed).....	<u>N/A</u>	<u>10/15</u>
7. Three copies of the stormwater report and calculations:	<u>10/14/14</u>	<u>10/15</u>
8. Copies of supplementary studies, if required:		
a. Traffic Impact Study:.....	<u>N/A</u>	
b. Water Study:	<u>N/A</u>	

Application accepted on 10/15/2014 by MARK GORDON

Official Signature Mark D. Gordon Title TWP. Zoning Official

Review Process Checklist (Administrative use only)

<u>Item</u>	<u>Date Complete</u>
1. Date of first formal Planning Commission Meeting following complete submission of application, (Day 1):.....	<u>11-5-14</u>
Date Abutting property letter sent:	<u>10-16</u>
2. Date presented to Planning Commission:	<u>11-5</u>
3. Date submitted to CCPC:	<u>10-16</u>
4. Date submitted to Township Engineer:	<u>10-16</u>
5. Date by which the PC must act, (Day 70):	<u>12-24</u>
6. Date by which Board of Supervisors must act, (Day 90):	<u>1-16-2015</u>
7. Date sent to CB:	<u>10-16</u>
8. Date sent To MA:	<u>"</u>
9. Date sent to HC:	<u>"</u>
10. Date sent to PRB:	<u>"</u>
11. Date sent to TAB:	<u>"</u>

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

FYI

October 16, 2014

Dear Property Owner:

The purpose of this letter is to inform you that the owner of 1131 N. Chester Rd., West Chester, PA 19380, has submitted a subdivision and land development application to the Township for review and approval. The owner, James J. Callaghan, proposes to subdivide his property into two lots. The existing parcel has an area of approximately 1.989 acres which includes an existing single family home. The plan proposes to subdivide the existing lot into two lots.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of subdivision and land development submissions.

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

November 5, 2014 - Planning Commission (7:00 pm)

November 12, 2014 - Conservancy Board (7:00 pm)

December 3, 2014 - Planning Commission (7:00 pm)

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

All meetings are held at the Township Building and are open to the public. The application and plans are available for review at the Township building during normal business hours. Please give me a call if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions