

**AGENDA**  
**EAST GOSHEN TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**Tuesday, September 4, 2012**

**6:00 PM – Executive Session**  
**7:00 PM – Regular Meeting**

1. Call to Order
2. Pledge of Allegiance
3. Moment of Silence – Supervisor Carmen Battavio
4. Ask if anyone is recording the meeting
5. Public Comment – Hearing of Residents (Optional)
6. Chairman's Report
  - a. Announce the ABC Education Session will be conducted on October 1, 2012.
  - b. Announce the Pumpkin Fest will be held in the EG Park on Saturday, October 13, 2012.
  - c. Announce that the Board held an Executive Session after the meeting on August 21, 2012 and earlier this evening at 6:00 PM and a Joint Board Executive Session with Westtown Township on Monday, August 27, 2012, to discuss personnel and police contract matters.
7. Public Hearing
  - a. The Board will conduct a public hearing to consider amending the section of the Zoning Ordinance that regulates "billboards".
8. Police/EMS Report
9. Financial Report – Presentation of Preliminary 2013 Budget
10. Old Business
  - a. Consider action on conditional use application for the Goshen Meadows Apartment Project at 1325 West Chester Pike.
  - b. Consider staff recommendation to purchase of large format printer, copier and scanner.
11. New Business
  - a. Consider approval of the land development plans for Mars, Inc. at 1301 Wilson Drive.
  - b. Consider recommendation to Police Commission to enter into a professional services contract with PFM for financial consulting
  - c. Update on retirement of Chief Dumond and re-introduction of Chief Dooley
12. Any Other Matter
13. Approval of Minutes
  - a. August 21, 2012
14. Treasurer's Report
  - a. Report – August 30, 2012
15. Review Action List
  - a. List – September 4, 2012
16. Correspondence, Reports of Interest
  - a. Acknowledge letter from Chester County regarding Natural Heritage Inventories.

17. Dates of Importance

Sept 05, 2012	Pension Committee	1:00 PM
Sept 05, 2012	Planning Commission Zoning Variance 437 Gateswood Dr. 440 Gateswood Dr.	7:00 PM
Sept 06, 2012	Farmers Market	3-7:00 PM
Sept 06, 2012	Park Commission	7:00 PM
Sept 10, 2012	Municipal Authority	7:00 PM
Sept 10, 2012	Commerce Dev Commission	7:00 PM
Sept 10, 2012	Zoning Hearing Board Appeal 1483 Quaker Ridge	7:30 PM
Sept 11, 2012	Board of Supervisors Police Services Options WS	7:00 PM
Sept 12, 2012	Conservancy Board	7:00 PM
Sept 13, 2012	Farmers Market	3-7:00 PM
Sept 13, 2012	Historical Commission	7:00 PM
Sept 18, 2012	Board of Supervisors Zoning Variance 437 Gateswood Dr. 440 Gateswood Dr.	7:00 PM
Sept 19, 2012	Planning Commission WS Zoning Ordinance Review	7:00 PM
Sept 20, 2012	Farmers Market	
Sept 25, 2012	Board of Supervisors Police Services Options WS	7:00 PM
Sept 25, 2012	Applebrook Golf	
Sept 27, 2012	Zoning Hearing Board Zoning Variance 437 Gateswood Dr. 440 Gateswood Dr.	7:30 PM
Sept 29, 2012	Township Yard Sale (Sept 30 – Raindate)	9-1:00 PM
Oct 13, 2012	Pumpkin Fest East Goshen Park (Oct 14 – Raindate)	10-1:00PM
Fall 2012 Newsletter:		
Oct 1, 2012	Website Posting Date	

18. Public Comment – Hearing of Residents

19. Adjournment

The Chairperson, in his or her sole discretion, shall have the authority to rearrange the agenda in order to accommodate the needs of other board members, the public or an applicant.

6a.

**Memo**  
**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**  
Voice (610) 692-7171  
Fax (610) 425-8950  
E-mail [rsmith@eastgoshen.org](mailto:rsmith@eastgoshen.org)

Date: August 22, 2012  
To: Board of Supervisors  
From: Rick Smith, Township Manager  
Re: ABC Education Session

As requested, Thom Clapper, Chuck Proctor and I have developed a syllabus for an education session for the ABC members. I would add that we need to acknowledge the contributions made by Ann Cummings, a Township resident, who met with us and provided suggestions on this matter. ***This memo includes the changes suggested by the Board in May.***

### **Step 1- Survey**

Send out a survey to all current ABC members asking:

1. Member's assessment of effectiveness of their ABC
2. Suggestions for improvements in making their ABC more effective.
3. Comments in general

The information from the survey would then be used as a component in an educational session for all ABC members.

***The Survey was mailed on July 25, 2012, with responses due by August 15, 2012.***

### **Step 2 – Education Session**

Conduct a session for all ABC members. Suggest having the session in the fall after school is back in session. It would be a ½ day session (coffee/tea and cookies at 8:30 am, the Session would start at 9:00 am and run to noon. Topics for the session would include the following:

***It has been suggested that we do not have the session on Saturday, due to conflicts with youth sports and other activities. Therefore, I would recommend that we have the session on ~~Tuesday, September 18, 2012. Wednesday, September 26, 2012 Monday October 1, 2012.~~ We could start at 6:00 pm and finish by 9:30 pm. We would provide sandwiches to the attendees.***

***An agenda is attached.***

1. Brief overview of the Township's place in the governmental hierarchy.  
We would have an Organizational Chart
2. Summary and high points of state laws and Township resolutions that affect ABCs

Second Class Township Code  
Sunshine Law  
Right to Know Law  
Ethics Act  
Township's E-mail Policy

3. Brief summary of the roles, responsibilities and relationships of each ABC.  
We would have an Organizational Chart.
4. Chairmen rotation throughout the ABC membership.  
A member can only serve as chairperson for two years in a row.
5. ABC Term Limits  
A member can only serve the equivalency of two full consecutive terms.
6. Code of Conduct – Review Resolution 09-29 (attached) in some detail
7. Controversial Issues – Discuss how to address a controversial issue. We would suggest soliciting comments from ABC members at the session on this topic. The ABC members would develop the game plan.
8. Discuss any issues from survey.

**Other Steps - We would also suggest that the Board consider the following:**

ABC Promotion – We need to spotlight the contributions that the ABCs make. To that end we would suggest the following:

1. Consider providing each ABC member with a Township shirt or jacket.
2. Consider providing each ABC member with a permanent name tag.
3. Recognize a specific ABC on the web page on a regular basis.
4. Provide each ABC with a location on the Township web page at which they can post articles of interest.

***We are still working on this initiative***

Neighborhood University - The impetus for the Neighborhood University was to enlighten residents about what the Township does in order to encourage residents to apply for the various ABCs. We would suggest making the Neighborhood University a yearly event to be held in September. We publish the ABC ad in October, so we could give each participant an application with their certificate. We will also look into the possibility of holding a Neighborhood University session in Hershey's Mill.

***Mark Gordon is reviewing the course outline for the Neighborhood University . His goal is to tighten it up so that we can conclude each evening's session by 9:30 pm. We would suggest having the sessions on Tuesday, October 23 and 30 Thursday October 18 and 25.***

ABC Appointments– The annual ABC advertisement for volunteers is published in the Daily Local News in October, and we post a copy on the Township web page.

We have prepared a synopsis of what each ABC does, its members' terms and meeting dates, etc. and posted it under the Employment and Volunteer Opportunities Tab on the Township web page.

Consider announcements at Township events such as the Harvest Festival or temporary signage at the Township Park advising residents that the Township is accepting applications for ABCs.

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**ABC TRAINING SESSION  
MONDAY, OCTOBER 1, 2012**

6:00 pm      Dinner

6:20 pm      **Senya Isayeff**

                Welcome

6:30 pm      ~~Chuck Proctor~~ **Marty Shane**

                Brief overview of the Township's place in the governmental hierarchy.

                Summary and high points of state laws and Township resolutions that affect ABCs

                    Second Class Township Code

                    Sunshine Law

                    Right to Know Law

                    Ethics Act

                    Township's E-mail Policy

                Summary of the roles, responsibilities and relationships of each ABC.

7:30 pm      **Thom Clapper**

                Chairperson Rotation

                ABC Term Limits

                Code of Conduct – (Resolution 09-29)

8:20 pm      **Senya Isayeff**

                Controversial Issues

                Issues from ABC Survey

9:20 pm      **Senya Isayeff**

                Closing Remarks

9:30 pm      Adjourn

7a.

# 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: 8/31/2012  
To: Board of Supervisors  
Cc: Planning Commission  
From: Mark Gordon, Township Zoning Officer *mlb*  
Re: Billboard Ordinance Amendment

Dear Board Members:

Kristin, Rick, and I with input from our Traffic Engineer Dean Kaiser, have put together an ordinance for Billboards or "Off Premises Signs" to rectify what the Solicitor believed was too restrictive of an ordinance and could be subject to challenge.

The Current ordinance allows "Off Premises Signs" in the C-1 district only which has a total of 12 properties along the north side of West Chester Pike equaling approximately 1000 feet of road frontage on WCP.

Ordinance Summary:

- Changes the off premises sign use from an Accessory Use to a Conditional Use.
- Permits off premises signs to be erected in 4 zoning districts not just one.
- Increases the number of parcels where this use can locate from 12 to 28 along West Chester Pike and adds 13 more along Rt. 202.
- Increases the size of off premises signs along WCP from 50 s.f. to 75 s.f.
- The area of an off premises sign along Rt. 202 cannot exceed 300 s.f.
- Increases the maximum height from 14 feet to 25 feet.
- Definitions of LED and Animated signs have been added.

This ordinance does broaden the use of Off Premises Signs however it will increase the control we have of the use and protects the Township from potential challenges.

I have sent a notice of this hearing to all properties within 1000' of the areas affected by this amendment.

**Draft Motion:** Mr. Chairman, I move that we approve the ordinance amendment titled "Zoning" adding a definition for L.E.D. signs and amending the regulations for off premises signs.

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

July 12, 2012

East Goshen Township  
Board of Supervisors  
1580 Paoli Pike  
West Chester, Pa. 19380

Re: Billboard Ordinance

Dear Board Members:

The Planning Commission reviewed the Billboard ordinance present to them at their meeting on July 11, 2012 and voted unanimously in favor of the following motion:

Madame Chairman, I move that the Planning Commission recommend that the Board of Supervisors approve the ordinance amendment titled "Zoning" adding a definition for L.E.D. signs and amending the regulations for off premises signs.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

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

August 21, 2012

Dear Property Owner:

The purpose of this letter is to inform you that the East Goshen Township Board of Supervisors will conduct a hearing to consider amending the Township Zoning Ordinance for Billboards (Off Premises Signs) on September 4, 2012 at 7:00 PM. Additionally, this letter will provide you with some background information on why the Board is considering this amendment and why you are receiving this letter.

**Background:**

The current Zoning Ordinance permits Off Premises Signs (Billboards) in the C-1 zoning district only. The C-1 District is located on the north side of West Chester Pike and encompasses the commercial establishments between Wiggins Auto Tags and Francis Automotive.

Over the last year or so a number of municipalities in the region have found themselves in legal battles over the validity of their Zoning Ordinances with respect to "Billboards" or "Off Premises Signs". Hearing this, we decided to review our ordinance to determine if we needed to update it. Upon completion of our review the Township Solicitor and staff determined that provisions of the current ordinance could be viewed as unreasonably restrictive with regard to the size, height and locations where billboards can be erected; therefore it is the opinion of the Township that this ordinance could be subject to challenge in court.

On March 20, 2012 the Board of Supervisors, based on a recommendation from the Township Solicitor and staff, made a formal declaration by resolution, to initiate the proper procedures for a Municipal Curative Amendment. The declaration proposes to cure the sign regulations in the zoning ordinance as they pertain to billboards and off premises signs.

The Township staff solicited the expertise of the Township Traffic Engineer, the Township Solicitor and the Chester County Office of Geographic Information to assist in our efforts. The traffic data and land uses along the major travel routes within East Goshen were analyzed in order to determine the best locations and sizes for billboards in East Goshen Township. The purpose of this analysis was to develop an ordinance that could withstand a legal challenge.

BOARD OF SUPERVISORS  
EAST GOSHEN TOWNSHIP

**Proposed Amendment:**

In summary, the amendment expands the land area where billboards are a permitted use, it modifies the height and size of the billboards and more clearly defines some key terms. Here are some of the changes being proposed:

- Billboards: Will be permitted as a conditional use on any lot that abuts West Chester Pike from Westtown Way to Elis Lane.
  - Size: 75 square feet
  - Height: 25 feet tall
- Billboards: Will be permitted as a conditional use on any lot that abuts US Rt. 202.
  - Size: 300 square feet
  - Height: 25 feet tall

**Hearing Date:**

**September 4, 2012** – Board of Supervisors (7:00 pm) **(Zoning Ordinance Amendment)**

Pursuant to Township policy, property owners and residents within 1000 feet of parcels affected by this ordinance amendment are notified of the proceedings. All hearings are held at the Township Building and are open to the public.

The proposed amendment is available on the Township website; [www.eastgoshen.org](http://www.eastgoshen.org), at the bottom of the home page in the "Public Notices" section. All the information pertaining to this ordinance amendment is available for review during normal business hours.

If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceedings, he or she should contact East Goshen Township at 610-692-7171, to discuss how those needs may be accommodated.

Please give me a call if you have any questions or need additional information.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

Cc: Casey LaLonde, Township Manager, West Goshen Township  
Michael Cotter, Township Manager, West Whiteland Township

**EAST GOSHEN TOWNSHIP**

**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO.**

**AN ORDINANCE OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP CODE, TITLED, "ZONING" TO ADD DEFINITIONS FOR ANIMATED SIGN, LED SIGN AND TO AMEND THE REGULATIONS FOR OFF-PREMISES SIGNS.**

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

**SECTION 1.** Section 240-6 shall be amended to add the following definitions:

**ANIMATED SIGN-** A sign with action or motion, flashing or color changes requiring electrical energy, light emitting diodes (LED) or other light sources as part of the sign or sign face.

**LED SIGN-** A type of animated sign which uses light emitting diodes, liquid crystal displays, or similar technologies to change the message of the sign.

**SECTION 2.** Section 240-22.E(5) shall be amended as follows:

"(5) All signs erected in any zoning district, except C-1, shall comply with the side yard requirements for the district. A freestanding sign, other than an off-premises sign, may be erected one foot from the side property line in the C-1 Commercial District."

**SECTION 3.** Section 240-22.K(2) shall be amended as follows:

"(2) Flashing, blinking, twinkling, animated or moving signs of any type, except those portions of the sign which indicate time and temperature, and except as permitted under Section 240-22W."

**SECTION 4.** Section 240-22.K(10) shall be deleted.

**SECTION 5.** Section 240-22.N shall be amended as follows:

"N. Height of signs. Except for off-premises signs,\* no sign shall exceed the maximum height restriction for the particular type of sign structure and zoning district established below:

**Maximum Height**  
**(feet)\*\***

<b>Type of Sign Structure</b>	<b>Residential Districts</b>	<b>Commercial Districts</b>	<b>Industrial and Business Park Districts</b>
Freestanding	6	14	6
Wall	10	14	10***

\* The height of off- premises signs shall be regulated by § 240-22.V.

\*\* "Maximum height" shall mean the vertical distance measured from the average ground level immediately below a sign to the highest point of the sign and its supporting structure.

\*\*\* Wall signs on office buildings in the I-2 District may have a maximum height of 41 feet.

**SECTION 6.** Section 240-22.P(6) shall be deleted.

**SECTION 7.** Section 240-22 shall be amended by adding a new subparagraph (V), titled, "Off-Premises Signs" which shall provide as follows:

"V. Off-Premises Signs. Off-premises signs shall be permitted when authorized as a conditional use, subject to the following provisions:

- (1) One off-premises sign shall be permitted on a lot as a principal use or as an accessory use on a lot which abuts West Chester Pike between Westtown Way and the Township's border with West Goshen Township and on a lot which abuts Route 202.
- (2) The off-premises sign shall be set back from the edge of the existing right of way a minimum of ten feet.
- (3) The maximum sign area for an off-premises sign shall be as follows:
  - (a) On a lot which abuts West Chester Pike between Westtown Way and the Township's border with West Goshen Township: 75 square feet
  - (b) On a lot which abuts Route 202: 300 square feet

- (4) The maximum height of an off-premises sign shall be as follows:
  - (a) On a lot which abuts West Chester Pike between Westtown Way and the Township's border with West Goshen Township: 25 feet
  - (b) On a lot which abuts Route 202: 25 feet

The height of an off-premises sign shall be measured from the average grade based on the area found within a 50 foot radius of the outer limits of the sign structure.

- (5) The off-premises sign shall be set back a minimum of 20 feet from all lot lines.
- (6) No off-premises sign shall be erected within 200 feet of any other off-premises sign.
- (7) If the off-premises sign is to have exterior lighting, a lighting plan must be submitted with the conditional use application which includes the following information:
  - (a) A site plan containing the layout of the proposed fixture locations and type.
  - (b) Catalog cuts and photometrics for each light fixture, the method of energizing each light fixture, a listing of the hours of operation and a plan showing the photometrics for the entire site based upon the proposed placement of the light fixtures. A description of glare reduction devices, lamps, wattage, control devices, mounting heights, pole and mounting methods, as appropriate for each fixture, should also be included.
- (8) Off-premises signs shall be screened from any abutting property used or zoned for residential uses with a buffer planting screen. Such screen shall consist of evergreen trees of at least 15 feet in height at the time of planting that form a continuous visual buffer along or near the property line abutting the residential use or lot."

**SECTION 8.** Section 240-22 shall be amended by adding a new subparagraph (W), titled, "LED Signs" which shall provide as follows:

"W. LED Signs. LED signs may be used on the following types of signs subject to the regulations in this Section 240-22.W: (i) an off-premises sign along West Chester Pike between Westtown Way and the Township's border with West Goshen Township; (ii) an off-premises sign along Route 202; and (iii) on a wall sign or freestanding sign in the C-1 District.

- (a) The message displayed on the digital off-premises sign shall be static and non-animated and shall remain fixed for a minimum of ten (10) seconds;
- (b) The sign shall not display any message that moves, appears to move, scrolls, or changes in intensity during the fixed display period;
- (c) The transition time between changes in the sign face or message shall be less than one second;
- (d) The sign must be equipped with brightness controls which shall be used to reduce the intensity of the light based on outside light levels; and
- (e) The digital LED display shall not have lighting that would compete with or distract from traffic signal lighting."

**SECTION 9. 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 10. 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 11. Effective Date.** This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

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

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

\_\_\_\_\_  
Thom Clapper Ph.D, Vice-Chairman

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

\_\_\_\_\_  
Carmen Battavio, Member

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



# THE COUNTY OF CHESTER



## COMMISSIONERS

Terence Farrell  
Kathi Cozzone  
Ryan A. Costello

Ronald T. Bailey, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road  
P.O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax: (610) 344-6515

July 26, 2012

Louis F. Smith, Jr., Manager  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

RECEIVED  
BY: \_\_\_\_\_

Re: Curative Amendment - Signs  
# CA-6-12-6289 - East Goshen Township

Dear Mr. Smith:

The Chester County Planning Commission has reviewed the proposed curative amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 26, 2012. We offer the following comments to assist in your review of the proposed ordinance amendment.

### COMMENTS ON THE AMENDMENT:

1. The curative amendment is prepared by the Township, and includes definitions of "animated sign" and "LED sign", and regulates the design, size, placement and other elements of billboard-type and specifically LED-type signs. The provisions in the amendment are consistent with other municipalities that regulate signs, and particularly animated and LED-type signs. We note that the proposed maximum area of an off-premises sign along Route 202 (as regulated by conditional use) is 300 square feet, which is also a standard industry dimension.

The proposed regulations relating to the screening of off-premises signs (i.e., to provide screening near residential properties or areas zoned for residential use) are appropriate. We suggest that the applicant provide a plan for the continual maintenance of the landscaping, which should be addressed during the conditional use review. We also suggest that the applicant provide a means for the Township to contact a person who will be able to promptly correct any malfunction of a digital sign, and who can address any deviation from a conditional use approval.

2. We endorse the reasonable regulation of changeable message signs because they are designed to compete for drivers' attention. For additional information regarding animated or LED-type signs, the Township could review the recommendations from the American Association of State Highway and Transportation Officials (AASHTO), which issued a proposed policy resolution on outdoor advertising (including an extensive review of electronic billboards), a copy of which is currently available at:

<http://www.nanaimo.ca/assets/Departments/Current~Planning/LED~Sign~Review/NCHRPDigitalBillboardReport.pdf>

For example, AASHTO recommends controlling variable daytime and nighttime luminance intensities, frequency of message changes, sequential messages, animated messages, length of numbers in messages (such as telephone numbers) as well as personalized messages (which can display messages that are prompted by cellphone linkage to individual vehicles).

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July 26, 2012

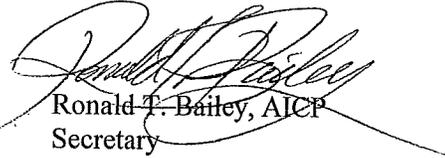
Re: Curative Amendment - Signs

# CA-6-12-6289 - East Goshen Township

**RECOMMENDATION:** East Goshen Township should consider the comments in this letter before acting on the proposed amendment.

We request an official copy of the decision made by the Board of Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Ronald T. Bailey, AICP  
Secretary

RTB/WSB

10a.

# 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:** 8/30/2012  
**To:** Board of Supervisors  
**From:** Mark Gordon, Zoning Officer *mb*  
**Re:** Goshen Meadows

Dear Board Members,

As you know the CU Hearing for Goshen Meadows Investors L.P. was closed and the solicitor has drafted the attached Draft Decision with conditions for your review. I have drafted the motion below for your consideration.

**DRAFT MOTION:**

Mr. Chairman, I move that we approve the conditional use application for the Planned Apartment Community and adaptive reuse of the Historic resource as submitted by Goshen Meadows, L.P., for the Smith property located at 1325 West Chester Pike. The Planned Apartment Community use and Adaptive Reuse shall substantially conform to the Conditional Use sketch plans dated February 24, 2012 last revised July, 2, 2012 and follow the Conditional Use Decision issued by this Board dated September 4, 2012.