

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, January 7, 2015
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. **December 3, 2014**
- F. Subdivision and Land Development Applications**
 - 1. **1131 N. Chester Rd.**
- G. Conditional Uses and Variances**
 - 1. **1331 E. Strasburg Rd. (Dimensional Variances)**
- H. Ordinance Amendments**
 - 1. **Public Utility Definitions**
 - 2. **Wooded Lot Definition (For Discussion)**
- I. Comprehensive Plan Update**
 - 1. **Township Bus Tour – January 10, 2015 @ 10 AM (after Annual Planning Session)**
- J. Old Business
- K. New Business
- L. 2014 Goals
- M. Any Other Matter
- N. Liaison Reports
- O. Dates of Importance

Jan 01, 2015	New Year's Day	
	Office Closed	
Jan 05, 2015	Reorganization/Formal Meeting	7:00 pm
Jan 07, 2015	Planning Commission	7:00 pm
Jan 08, 2015	Historical Commission	7:00 pm
Jan 08, 2015	Park Commission	7:00 pm
Jan 10, 2015	2015 Annual Planning Session	8:00 am
	Comp Plan Bus Tour	10:00 – 12:30 am

Spring Newsletter articles due: January 30, 2015
 Spring Newsletter Approximate Mailing date: April 1, 2014
Bold Items indicate new information to review.

East Goshen Township Planning Commission
Application Tracking Log

Application Name	Application (CU, LD, O, SD, V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to 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
1131 N. Chester Rd.	SD	P/F	10/15/2014	11/5/2014	10/16/2014	10/16/2014	10/16/2014		1/7/2015	1/20/2015	NA	1/24/2015
1331 E. Strasburg Ln.	ZHB	Sk	12/5/2014	12/5/2014	NA	NA	12/18/2014		1/7/2015	1/20/2015	1/21/2015	1/26/2015

Bold = New Application or PC action required

Completed in 2014

612 Meadow Ln.	V	Sk	10/31/2014	NA	NA	NA	NA	NA	NA	NA	NA	NA
200 Margaret Ln	CU	SK	11/21/2014	11/21/2014	NA	NA	11/21/2014		12/3/2014	12/16/2014	12/16/2014	1/20/2015
1372 Enterprise Dr.	CU	SK	11/25/2014	11/25/2014	NA	NA	11/25/2014		12/3/2014	12/16/2014	12/16/2014	1/24/2015
1331 E. Strasburg Rd.	SD	Sk	10/10/2014	NA	NA	NA	NA	NA	NA	NA	NA	NA
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
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	Sk	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
December 3, 2014

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, December 3, 2014 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Al Zuccarello, Sue Carty, Jim McRee, Monica Close and George Martynick. Also present was Mark Gordon, Zoning Officer; and Janet Emanuel, Township Supervisor. Adam Knox arrived at 8:45 pm.

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. Dan reviewed the Tracking Log. A letter was received from the Conservancy Board and the Chester County Planning Commission for 1131 N Chester Road. No action is needed at this meeting. 612 Meadow Lane is a sketch plan for a 2-car garage. George suggested that a 1-car garage won't impact the neighbor.

200 Margaret Lane – Home Occupation – fire arms – needs action at this meeting.

1372 Enterprise Drive – Star printing – the building is vacant. There will be no exterior changes.

2. Wooded Lot Definition – The Conservancy Board has made a recommendation. Mark explained his research on this.

3. Solar Draft – Mark suggests consolidating.

4. Minutes from November 5 were reviewed.

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 reviewed the tracking log.

3. Dan noted that the minutes of the November 5, 2014 meeting were approved as corrected.

D. CONDITIONAL USE & VARIANCES

1. 1372 Enterprise Dr., Star Printing (CU) – James J. Byrne, Esq. and Allan Swanson, owner, were present. Jim mentioned that renovations will be inside of the building. The exterior and parking will remain the same. Mr. Swanson commented that they are equitable owners of the property. He purchased the business in 1978. They do offset and digital printing. There is no retail. There will be deliveries. They are OSHA approved. The inks are soy based and are absorbed in rags which are picked up and cleaned each week. 95% of what they use is non-flammable. They will be using the entire building. There is a monthly mailing so they need space for storage. 35% of the business is digital. There is no plan for a stand-alone sign. They may put something on the building. Mark asked them to present a sign package for the Board of Supervisors to review. There will be some weekend hours. Mark mentioned that the ordinance does not allow for deliveries or trash pickup before 7:00 am.

Al made a motion to recommend that the Board of Supervisors approve the conditional use application for Star Printing and the printing and publishing establishment use, as depicted in the application and the applicant's descriptions provided during their presentation to the Planning Commission, with the following condition: 1. The applicant will follow all applicable federal, state and local ordinances and secure all proper permits prior to use and occupancy of the property. Jim seconded the motion. There was no further discussion or public comments. The motion passed unanimously.

1 2. 612 Meadow Drive, (sketch plan for Variance Request) – Owners, Susan and James
2 Christenson were present. Mr. Christenson explained that he travels frequently. He needs the larger
3 garage to store 3 cars. The current shed will be removed. He has spoken with his neighbor, Alan
4 Connelly at 610 Meadow Drive, about the garage. Mr. Christenson was president of the Meadows Estate
5 Association for 20 years so he is aware of aesthetics. He has looked at placing the garage in the back
6 yard. He had the property surveyed. The fence in the backyard is actually on the neighbor's yard. If it
7 was added to the house, they would have to go further around the house to access the rear of the house.
8 Dan explained that from the Planning Commission, the plan will go to the Board of Supervisors and
9 finally to the Zoning Hearing Board. He spoke about several options to make things fit on the lot better.
10 Mark explained that this is a constrained property because of the pie shape with less than 1/3 of the lot
11 where they can place the house and garage. Sue advised them to focus on the constraints of the property.
12 They are planning to start the project in April 2015.
13

14 3. 200 Margaret Lane (Home Occupation – CU) – Donald G Eastburn, Jr. was present. He has
15 been in the business of transferring firearms for 32.5 years, 23.5 in East Goshen. He has Federal, State
16 and County Licenses. Years ago he had to renew his Federal license and they required written approval
17 from the Township. At that time, home occupations weren't in the ordinance so the Township gave him a
18 letter. When people purchase firearms online, they select a Transfer Agent (Mr. Eastburn) and the order
19 is sent to him. He calls the client, makes an appointment with them, contacts the state police to do the
20 background check and transfers the firearm to them. He does not have an inventory at his house and does
21 not handle ammunition. He is required and does have a safe to store the firearms until the client picks it
22 up. His Class 1 license is for hand guns and rifles only. In the last 2 weeks, he had 7 customers. The
23 largest number of customers was after the shooting at the school in CT. He only serves one customer at a
24 time and does no advertising.
25

26 PUBLIC COMMENT:

27 203 Baldwin Dr., John J. & Sylvia McKeon – He and his wife are concerned about the children in the
28 neighborhood and wanted to know why they weren't notified about this before.

29 Mark explained that in 1991 there was no ordinance for home occupations. Mr. Eastburn has been very
30 cooperative. The ATF verified that Mr. Eastburn is licensed and that they check his books on a regular
31 basis.

32 Mark explained what a Conditional Use is.

33 1322 Katherine Lane, William Schwenk. He is concerned about possible robberies and that this may
34 lower the value of his home. He has lived here for 30 years and never knew about it. He does not want
35 guns being sold in his neighborhood. He asked if the township gets any benefit from this business. Mark
36 answered no.

37 1324 Mark Drive, John Lowe. He has lived here for 14 years. There is a school bus stop in front of Mr.
38 Eastburn's house and 2 schools within 4000 feet of the neighborhood. He did some research and found
39 Mr. Eastburn's name on 7 websites with a map of the neighborhood.

40 1372 Mark Drive, Lisa Krause. When UPS makes a delivery do they leave the package? Mr. Eastburn
41 answered that someone 21 years or older must be there to sign for the delivery or else UPS takes the
42 package back.

43 1325 Katherine, Sam Pogharian. He suggested that Mr. Eastburn should work for Models or Dicks. He
44 quoted the township motto - to protect the future.

45 Mark verified with Mr. Eastburn that he read the standards for Conditional Use in 240-31(c) of the
46 township ordinance. Mark read the list of standards and asked Mr. Eastburn to answer each one.
47

48 Dan explained that the Board of Supervisors will hold a Conditional Use Hearing on December 16, 2014.
49 The residents can attend the hearing and voice their concerns. There are conditions to this use. If Mr.
50 Eastburn expands his business or is no longer in compliance, he will have to reapply for a new permit.
51 Al asked if police departments/gun clubs go through him. Mr. Eastburn answered no to clubs but does
52 help the police departments.
53

1 Adam made a motion to recommend that the Board of Supervisors approve the conditional use
2 application for the home occupation of Mr. Eastburn at 200 Margaret Lane with the following condition:
3 1. The applicant will follow all applicable, Federal, State and Local ordinances and secure all
4 proper permits prior to continuing the Home Occupation use on the property. Jim seconded the motion.
5 There was no further discussion. The motion passed with 5 yes votes and 2 no votes.
6

7 **E. ORDINANCE AMENDMENTS**

8 1. Wooded Lot Definition – The suggested definition was approved by the Conservancy Board.
9 Dan feels that the term “DBH” needs to be defined. Dan had Mark verify that, if a lot is not considered
10 wooded, and the owner wants to take down all the tress, he can do that without having to replace any
11 trees. Mark verified this statement is correct. Dan feels the inch for inch replacement is too stringent.
12 This was tabled until the January 2015 meeting.

13 2. Solar - The draft was reviewed and a few changes were made. It will go to the County for
14 review.
15

16 **D. ANY OTHER MATTER**

17 1. Comprehensive Plan – Janet mentioned that the Chester County Planning Commission has
18 approved a grant for this. We have 11 months to finish it. Tom Comitta has planned a tour for Saturday
19 January 10, 2015 for the CP Committee members. All of the Planning Commission members will serve
20 on the CP Committee. Janet will be Chairman of this new committee.

21 2. Dan thanked Sue for her years of service on the Planning Commission. This is her last
22 meeting and she will be missed.
23

24 **E. ADJOURNMENT**

25 There being no further business, Adam moved to adjourn the meeting and Al seconded the
26 motion. The meeting adjourned at 10:15 pm. The next regular meeting will be held on January 7,
27 2015 at 7:00 pm.
28

29
30 Respectfully submitted,

31 _____
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: 12/30/2014
To: Planning Commission
From: Mark Gordon, Zoning Officer *mlb*
Re: Callaghan SD&LD / 1131 N. Chester Rd.

Dear Commissioners,

The Township Engineer has reviewed the revised SD & LD plans for this application and the plans and has determined them to be adequate to recommend approval with conditions at this time.

DRAFT MOTION:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the Preliminary / Final Subdivision and Land Development Plan and grant the waivers requested for 1131 N. Chester Rd. as depicted on the plans dated 9/26/2014 last revised 11/20/2014 for the creation of one new residential building lot with the following conditions:

1. The Applicant shall revise the plans to address all remaining comments outlined in the Township Engineer's review letter dated 12/30/2014 prior to the Board of Supervisors execution of the final plans.
2. 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.
3. The applicant shall pay an Impact fee of \$396.25 per trip for the project and the \$2,000 sanitary sewer tap in fee prior to the issuance of a building permit.
4. The applicant agrees to replace any tree, within the tree protection zone, that dies prior to the issuance of certificates of use and occupancy with similar trees at a ratio of two (2) trees for each tree that dies.



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

December 30, 2014

EGOS 0116

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

**RE: James J. Callaghan, Jr. (Lot 2), 1311 N. Chester Road (SR 352)
Preliminary/Final Subdivision and Land Development – Revised Submission**

Dear Mr. Gordon:

As requested, we have reviewed the following information, prepared by Edward B. Walsh & Associates, Inc., regarding the referenced submission:

- “*Subdivision Plan for James J. Callaghan, Jr.*” (five sheets) dated September 26, 2014, last revised November 20, 2014; “*Stormwater Management Report*” dated October 1, 2014, last revised December 8, 2014; and
- Response letter dated December 8, 2014 and supplemental information.

The owner/applicant, James J. Callaghan, Jr., of West Chester, proposes to subdivide UPI No. 53-2-31.2 (1.989 acres) into two residential lots; Lot 1 (1.0 acre) will contain an existing residence, and Lot 2 (0.989 acre) will contain a new single-family detached dwelling. The applicant is additionally proposing an underground seepage bed for stormwater management and a private on-lot well and public sanitary sewer service for Lot 2; an on-lot well and public sanitary sewer service exists for Lot 1. The parcel is located on the south side of Atlee Drive (T-651), 300± feet east of its intersection with North Chester Road (SR 352), within the R-2 Low Density Residential zoning district. Lot 1 is accessed by an existing driveway to SR 352 via an existing right-of-way south of the property and through UPI Nos. 53-2-29, -30 and -31.1; a new driveway is proposed for Lot 2 to Atlee Drive.

The applicant received a zoning variance from §240-9.G, requiring a minimum lot area of one (1) acre in the R-2 district, for Lot 2 at the Zoning Hearing Board’s May 21, 2014 meeting. Additionally, the applicant received approval from the Conservancy Board at their November 12, 2014 meeting conditioned upon the applicant listing the proposed varieties and number of plants.

The applicant has requested five (5) waivers, as noted on Sheet 1:

1. From §205-35.G requiring no grading within five (5) feet of an adjoining tract;
2. From §205-55.B requiring side lot lines to be radial to curved street lines;
3. From §205-62 requiring 3-inch caliper (minimum) street trees on forty-foot centers;
4. From §205-7 requiring a tree protection zone (TPZ) 25 feet from the trunk of the tree to be retained or the distance from the trunk to the dripline, whichever is greater; and
5. From §205-66.A requiring a public water supply for residential single-family detached dwellings on lots of less than one (1) acre.

The following comments from our October 31, 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 driveway.

Per §240-23.D(11), the applicant should review whether the existing vegetation on Atlee Drive, within the westbound sight lines, shall be removed and/or cut back.

2. The developer shall submit an overall landscape plan in accordance with §205-35. (§240-27.D, §205-30.D(2)) No more than 20% of the trees on any wooded lot may be cleared or removed. (§205-61.C)

As the Conservancy Board has reviewed and accepted the plan, we have no further comments. However, we recommend the following minor items be addressed:

- a. *The plan should indicate the locations, size and grade of the proposed plantings will be indicated prior to building permit approval. (§205-35)*
- b. *The waiver to defer the submission of a landscape plan (Note 7) should be listed with the referenced waivers on Sheet 1, as applicable. (§205-30.D(2))*
- c. *Regarding the TPZ, a waiver should be additionally requested from §205-63.A(1).*
- d. *The tree protection fence for the 40-inch beech tree should encompass the trunk.*

3. *The following minor issues have not been met and/or should be addressed:*
 - a. *All hydrographs should be provided to verify input parameters. (§195-23.B, C)*
 - b. *The property owner certification (Sheet 4) should be signed. (§195-27.A(4))*
 - c. *The O&M plan should indicate statements in accordance with §195-40.B, C and D.*
 - d. *The O&M notes should indicate the following: all inlets should be inspected and cleaned at least 2 times per year; the overlying vegetation should be maintained in good condition; and care should be taken to avoid excessive compaction by mowers.*
 - e. *An iron pin should be set along the north-south common property line.*
 - f. *The plan should indicate the East Goshen Township Sewer Lateral detail (attached).*

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


Review/Permit	Agency/Authority	Status
Landscaping	Conservancy Board	<i>Approval granted. (November 12, 2014 meeting)</i>
Sanitary Sewer	Municipal Authority	<i>Approval granted. (November 10, 2014 meeting)</i>
Planning Module	DEP	<i>Exemption granted. (December 10, 2014 letter)</i>
E&S/NPDES	CCCD/DEP	Not Applicable.
HOP	PennDOT	Not Applicable.
On-Site Well	CCHD	<i>To be acquired prior to Building Permit issuance.</i>
Fire Protection	Fire Marshal	Not Applicable.
Historic Resource	Historical Comm.	Not Applicable.

An O&M Agreement and blanket stormwater management easement (§195-27.F(2), §195-39) should be executed with the Township prior to plan recording. All legal descriptions, easements and agreements are subject to review and approval by the Township Solicitor. The Township Solicitor should further review if any revisions to the existing storm sewer easement and agreement are necessary.

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

Sincerely,

PENNONI ASSOCIATES INC.



Nathan M. Cline, PE
Township Engineer

cc: Rick Smith, Township Manager (via e-mail)
James J. Callaghan, Jr., 1311 N. Chester Road, West Chester
Andrew Eberwein, PE, Edward B. Walsh & Associates Inc. (via e-mail)

*WYE CONNECTION SHALL BE DUCTILE IRON FOR DUCTILE IRON SEWER MAIN AND COUPLING SHALL BE DRESSER STYLE

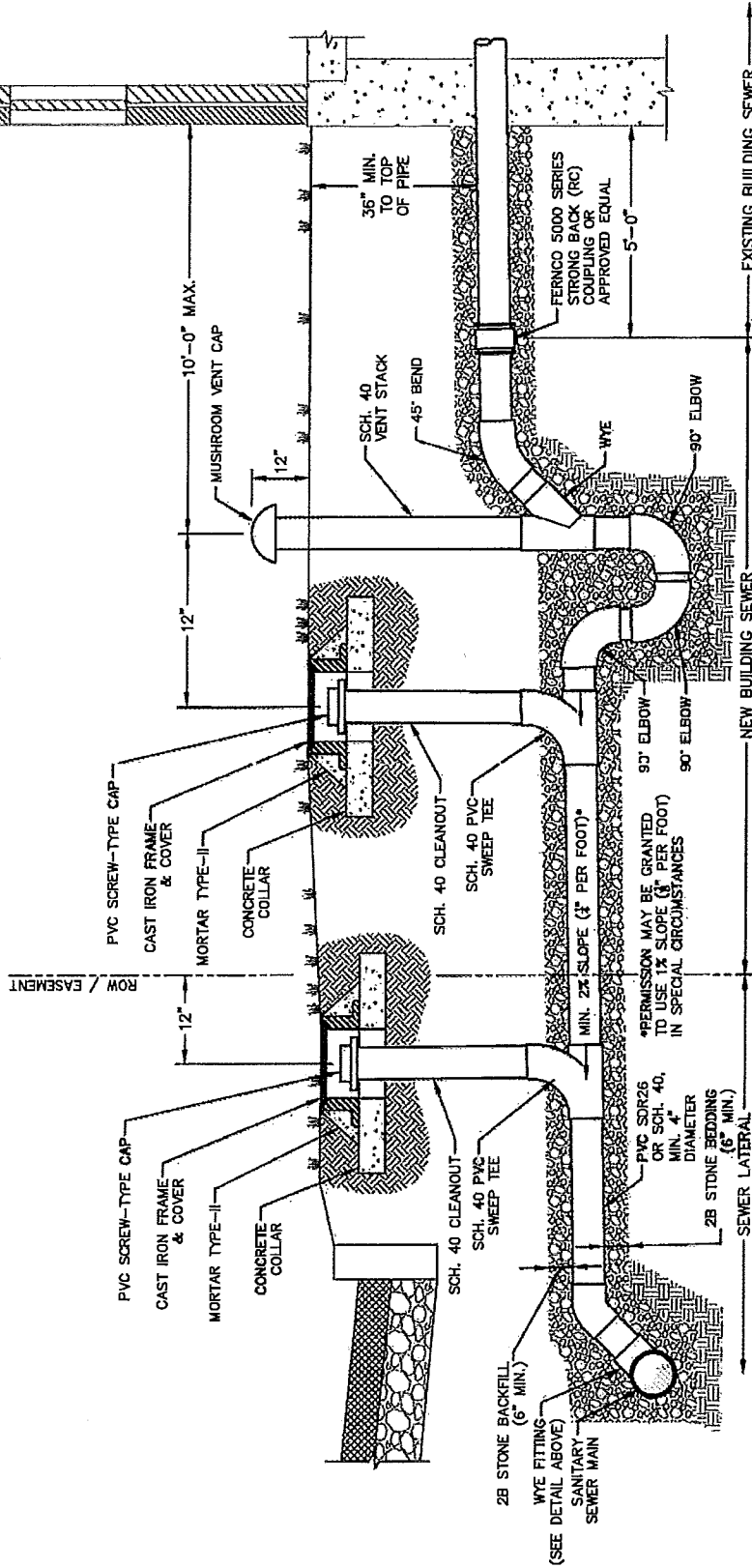
GASKETED SOLID WALL TRANSITION COUPLING FROM PVC/DI TO EX. MATERIAL (DRESSER, ROMAC, OR APPROVED EQUAL)



CONCRETE CRADLE IF REQUIRED BY TOWNSHIP BASED ON SOIL CONDITIONS ENCOUNTERED

SEWER MAIN CONNECTION DETAIL
NOT TO SCALE

NOTE: WHENEVER POSSIBLE THE SEWER LATERAL CONNECTION SHOULD BE MADE TO THE EXISTING MAIN USING A WYE FITTING AND ONE PIPE COUPLING.

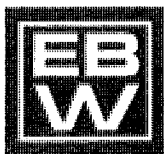


SEWER LATERAL/BUILDING SEWER DETAIL
NOT TO SCALE

**EAST GOSHEN TOWNSHIP
SEWER LATERAL/BUILDING SEWER DETAIL**

PREPARED BY:
Pennoni ASSOCIATES INC.
Newark, DE

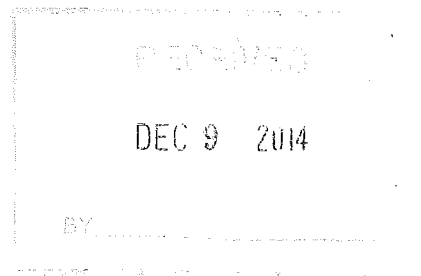
DETAIL NO.: SS01
CREATED: 2014-09-30
REVISED: N/A



EDWARD B. WALSH & ASSOCIATES, INC.
Complete Civil Engineering Design / Consultation Services
Lionville Professional Center
125 Dowlin Forge Road
Exton, PA 19341

December 8, 2014

Mark Gordon
Director of Code Enforcement/ zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, Pa. 19380



Re: James Callaghan Subdivision
EBWA # 3974

Dear Mark:

We have revised the above referenced plans in accordance with the Pennoni Associates October 31, 2014, as well as the recommendations of the Planning Commission and the Conservancy Board. This letter is being provided to assist in following the revisions, its enumeration follows that of the consultants letters.

We offer the following:

ZONING

1. Clear sight triangles have been added to sheet 2.
2. At the recommendation of the Conservancy board we have added the requisite number and species of the trees and shrubs that would be planted around a new single family house. This was done so that the quantities and species could be verified by the Codes department when the building permit plan is issued.

SUBDIVISION AND LAND DEVELOPMENT

3. a. The abutting Property owner information across Atlee Drive have been added.
b. There are know municipal borders within 1000' of the property.
c. See note 2 for the closure information. The certification has been added to sheet 1.
d. The list of Utility ownership has been added to sheet 1.
e. All existing trees have been located on site. There are two 6-12" trees on the property.
f. The tree protection and planting notes have been added to sheet 5.

REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
Pennsylvania, New Jersey, Delaware, Maryland & North Carolina
610-903-0060 FAX 610-903-0080
www.ebwalshinc.com
Established 1985

December 8, 2014

Mark Gordon

Re: Callaghan Subdivision

Page 2 of 3

- g. See note 11 sheet 1.
- h. See note 9 on sheet 1.
- i. See note 10 on sheet 1.
- 4. A waiver to permit grading within 5' of the adjoiner has been added. This request is to allow the drive to be located further away from existing trees.
- 5. The proposed lots were approved by Variance and a waiver request to allow no radial lot line has been added to sheet 1.
- 6. The lots are wooded and a waiver to not provide street trees has been requested.
- 7. The plan does not propose to remove more than 20% of the total trees as permitted in the ordinance and the Conservancy Board supported the waver request to permit encroachment into the TPZ of the trees to remain based on the improvements presented on the plan.
- 8. The driveway paving detail has been revised to require a 6" stone base for the entire length.
- 9. Labels have been added to the plans listing the additional monumentation that needs to be provided..
- 10. A waiver has been requested to allow a well on Lot 2 as it is extremely close to an acre in size and was granted by a variance.

STORMWATER MANGEMENT

- 11. The Calculations have been revised to not use weighted runoff coefficients for calculating the volume necessary to be infiltrated.
- 12. We have revised the stormwater report to include all hydrographs as requested. All the TC are 5 minutes, the drainage areas are so small that can not be any longer.
- 13. We calculated the number of trees relative to definition for wooded ground cover in the ordinance and this lot does not meet the requirement for wooded. It has less trees. Therefore we utilized the meadow ground cover as pre-development conditions.
- 14. Revised accordingly.
- 15a. The infiltration bed detail specifies leaf traps at the yard drain. This was done so it would be easy to monitor.
- b. The outlet pipe slope has been revised.
- c. The angle and elevation of the tie-in preclude us from connecting into the existing inlet.
- 16a. The soil designation has been added to sheet 4.
- b. There is only one well within 50' and it is located on lot 1. This is noted within note 1 under notes on sheet 4.
- c. The impervious areas have been noted on sheet 4.
- d. There is no off site flow across the site.
- e. Flow paths are not shown as the TC are all 5 minutes.
- f. The type of access easement has been clarified in the owner's certification and is called out in Note 2. report.
- g. The narrative and written description is within the report.

December 8, 2014
Mark Gordon
Re: Callaghan Subdivision
Page 3 of 3

h. All of the O & M notes have been revised to be consistent with the notes required for NPDES permitting by the DEP.

GENERAL

17. The existing deed and title for the property was subject to review and approval by the zoning Hearing Board as part of the Variance hearing. The title company has warranted the title of the boundary. We do not believe additional review is needed. We have included legal descriptions for the new parcels.
18. Commentary on actions by others.
19. The label on the plan has been revised to show Preliminary/Final.
20. The status of outside reviews are listed below.
 - a. NPDES: N/A
 - b. Planning Module Exemption; Submitted and awaiting approval.
 - c. Authority approval of the sewer: attached hereto.
 - d. On-Lot well permit: See note 12 on sheet 1.
 - e. HOP; N/A.
 - f. Fire Marshal; N/A
 - g. Historic Resource; N/A
 - h. Conservancy Board: attended meeting and received a favorable recommendation awaiting documentation of same.

I believe we have addressed all of your consultants concerns within this submission. If you have any questions or need any additional information please contact me.

Very Truly Yours:
Edward B. Walsh and Associates, Inc.



Andrew Eberwein

Cc: Tom Mohr/James Callaghan

EAST GOSHEN MUNICIPAL AUTHORITY
EAST GOSHEN TOWNSHIP
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

November 12, 2014

Andrew Eberwein, PE
125 Dowlin Forge Road
Exton PA 19341

Re: Subdivision at 1131 North Chester Road
Tax Parcel 53-2-31.2

Dear Andy:

At their meeting on November 10, 2014 the Municipal Authority approved your request for sewer capacity for one (1) a new house to be constructed once the property at 1131 North Chester Road is subdivided

The tapping is \$2,000 per house and ten (10) percent of the total tapping fee (\$200) is due and payable at this time.

Please execute both copies of the enclosed agreement and return them to me with your check in the amount of \$200.00 payable to the East Goshen Municipal Authority.

Please give me a call at 610-692-7171 or e-mail me at rsmith@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Louis F. Smith, Jr.
Township Manager

Enclosure



EDWARD B. WALSH & ASSOCIATES, INC.
Complete Civil Engineering & Land Surveying Services
Lionville Professional Center
125 Dowlin Forge Road
Exton, PA 19341

3974
Callaghan Subdivision - Lot 1
December 8, 2014

LEGAL DESCRIPTION
LOT 1
CALLAGHAN SUBDIVISION
EAST GOSHEN TOWNSHIP,
CHESTER COUNTY, PA

ALL THAT CERTAIN piece of ground situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, shown as "Lot 1" on a Plan titled "Preliminary/Final Title Plan - Subdivision Plan for James J. Callaghan, Jr.", prepared by Edward B. Walsh & Associates, Inc., Civil Engineers and Land Surveyors, Exton, PA, dated September 26, 2014, being last revised November 20, 2014, Sheet 1 of 5 sheets total, Project No. 3974 and being more fully described as follows:

BEGINNING at a point on the southerly right-of-way line of Atlee Drive (50 feet wide), said point being measured North 18 degrees 14 minutes 20 seconds 1.22 feet from an iron pipe found along the common line of lands of the now or former Phyllis U. Delaney and Clarence Harry Marrone, Jr. to the west and Lot 1 to the east (as shown on said Plan); thence from the point of beginning, along said right-of-way line of Atlee Drive, North 69 degrees 20 minutes 0 seconds East 86.74 feet to a point, being a corner common with Lot 2 (as shown on said Plan); thence along the same the following two (2) courses and distances:

1. South 66 degrees 40 minutes 5 seconds East 140.37 feet to a point;
2. partly along the northerly terminus of a proposed twenty (20) feet wide sanitary sewer easement over Lot 1, South 41 degrees 57 minutes 58 seconds East 146.00 feet to a point in the northerly line of lands of the now or former Stanley R. and Patricia E. Mann, said point also common to the westerly line of a twenty (20) feet wide storm sewer easement and the northerly line of a thirty three (33) feet wide right-of-way over the lands of said Mann and others;

thence along said right-of-way line, along said northerly line of Mann, partly along the northerly line of lands of the now or former Shawn P. and Cheryl L. Groff, along the southerly terminus of said proposed twenty (20) feet wide sanitary sewer easement over Lot 1, South 69 degrees 33 minutes 1 second West 250.62 feet to a point, being the southeasterly most corner of said Delaney and Marrone; thence along the easterly line of the same, along the easterly terminus of another right-of-way (as shown on said Plan), North 18 degrees 14 minutes 20 seconds West passing over said iron pipe found 1.22 feet from the next described corner, 232.80 feet to the point of BEGINNING.

REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
Pennsylvania, New Jersey, Delaware, Maryland & North Carolina
610-903-0060 FAX 610-903-0080
www.ebwalshinc.com
Established 1985

CONTAINING: 43,560 square feet (1.000 acres) of land, be the same, more or less.

BEING: Lot 1, as shown on said Plan.

TOGETHER WITH the right of ingress and regress over and through a certain 33 feet wide right-of-way and 15 feet wide right-of-way as more fully set forth in agreement between Elmer Farra et ux et al and William J. Sullivan and Victoria L., his wife, dated October 6, 1965 and recorded in Miscellaneous Deed Book 166 page 246.



EDWARD B. WALSH & ASSOCIATES, INC.
Complete Civil Engineering & Land Surveying Services
Lionville Professional Center
125 Dowlin Forge Road
Exton, PA 19341

3974
Callaghan Subdivision - Lot 2
December 8, 2014

LEGAL DESCRIPTION
LOT 2
CALLAGHAN SUBDIVISION
EAST GOSHEN TOWNSHIP,
CHESTER COUNTY, PA

ALL THAT CERTAIN piece of ground situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, shown as "Lot 2" on a Plan titled "Preliminary/Final Title Plan - Subdivision Plan for James J. Callaghan, Jr.", prepared by Edward B. Walsh & Associates, Inc., Civil Engineers and Land Surveyors, Exton, PA, dated September 26, 2014, being last revised November 20, 2014, Sheet 1 of 5 sheets total, Project No. 3974 and being more fully described as follows:

BEGINNING at a point on the southerly right-of-way line of Atlee Drive (50 feet wide), and common to Lot 1 to the west and Lot 2 to the east, said point being measured the following two (2) courses and distances from an iron pipe found on the common line of lands of the now or former Phyllis U. Delaney and Clarence Harry Marrone, Jr. to the west and Lot 1 to the east:

1. along said line of Delaney and Marrone common with Lot 1, North 18 degrees 14 minutes 20 seconds West 1.22 feet;
2. along said right-of-way line of Atlee Drive, North 69 degrees 20 minutes 0 seconds East 86.74 feet;

thence from the point of beginning, along said right-of-way line of Atlee Drive, North 69 degrees 20 minutes 0 seconds East 60.00 feet to a point, being the southwesterly most corner of lands of the now or former Karen McPhail and Terry Irwin; thence along the southerly line of the same, North 69 degrees 20 minutes 0 seconds East 211.97 feet to a point in the westerly line of lands of the now or former James M. and Janice F. Potts; thence along the same and partly along the line of lands of the now or former John B. and Veronica A. Holz, passing over a pinch pipe found, South 24 degrees 28 minutes 20 seconds East 234.56 feet to a point in the northerly line of lands of the now or former Stanley R. and Patricia E. Mann and the northerly line of a thirty three (33) feet wide right-of-way over the lands of said Mann and others; thence along the same, passing over a bent iron pin found, crossing a twenty feet wide storm sewer easement, South 69 degrees 33 minutes 1 second West 133.53 feet to a point, being the southeasterly most corner of Lot 1 (as shown on said Plan); thence along the easterly line of the same, the following two (2) courses and distances:

1. partly along the easterly terminus of a proposed twenty feet (20) wide sanitary sewer easement over Lot 1, North 41 degrees 57 minutes 58 seconds West 146.00 feet to a point;
2. North 66 degrees 40 minutes 5 seconds West 140.37 feet to the point of BEGINNING.

CONTAINING: 43,097 square feet (0.989 acres) of land, be the same, more or less.

BEING: Lot 2, as shown on said Plan.

TOGETHER WITH the right of ingress and regress over and through a certain 33 feet wide right-of-way and 15 feet wide right-of-way as more fully set forth in agreement between Elmer Farra et ux et al and William J. Sullivan and Victoria L., his wife, dated October 6, 1965 and recorded in Miscellaneous Deed Book 166 page 246.

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: 12/29/2014
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlg*
Re: 1331 E. Strasburg Rd. / ZHB Application (Dimensional Variances)

Dear Commissioners,

The owners of 1331 E. Strasburg Rd., Jason and Elizabeth Grothmann, have submitted a ZHB application for dimensional variances for a proposed subdivision of their property. If you recall this property was removed from the Historic Registry in January of 2014. The owner is now seeking zoning relief for a possible subdivision of the property. The owner was before the commission with a sketch plan in November and they have revised their plan to reflect the comments from the commission.

The application proposes variances to support a two lot subdivision of 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.

This parcel was last subdivided in 2002 creating a 1 acre parcel, 1333 E. Strasburg Rd.

Zoning Variances Requested

	Minimum Required Lot Area	REQUESTED Lot Area	LOT AREA VARIANCE	Minimum Required Lot Width at Building setback line	REQUESTED Lot Width at Building Setback Line	LOT WIDTH AT BUILDING SET BACK LINE VARIANCE
Lot 1	1 Acre	1 Acre	None	150 Feet	130 Feet	20 Feet
Lot 2 (Existing House)	1 Acre	.9 Acre	.1 Acre	150 Feet	106 Feet	44 Feet

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 requested are necessary to move forward with a subdivision plan.

DRAFT MOTION:

Mr. Chairman, I move that we recommend that the Board of Supervisors support the variance requests because the requested relief will not significantly alter the character of the surrounding neighborhood with the following condition:

1. The applicant shall follow all applicable Federal, State and Local regulations and obtain all permits and approvals.

**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: Jason and Elizabeth Grothmann
Applicant Address: 2101 Valley Drive, West Chester, PA 19380

Telephone Number: 610-842-4810 Fax Number: _____
Email Address: jgrothmann@gmail.com
Property Address: 1331 East Strasburg Road

Tax Parcel Number: 53-06A-0056-0000 Zoning District: R-2 Acreage: ±1.9

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:

§ 240-9.G relating to minimum lot size and minimum lot width.

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

Applicant is proposing a minor two lot subdivision for single-family residential use and seeks the following relief: (1) §240-9.G from the minimum lot size to permit Lot #2 to be .9 acres (whereas 1 acre is required); (2) § 240-9.G from the minimum lot width to permit Lot #1 to be +/-106 feet and Lot #2 to be +/-130 feet (whereas 150 feet is required); and (3) Any other relief the Board deems necessary.

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.

Debra A. Shulski 12-4-14
Signature of Applicant Date
Debra A. Shulski
Attorney/Agent for Applicant

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

DEBRA A. SHULSKI
Debbie@rrhc.com
Extension 210



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

December 4, 2014

via First Class Mail

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

RE: Jason Grothmann
1331 East Strasburg Road

RECEIVED
DEC 5 2014

Dear Mark:

Enclosed for filing please find Jason and Elizabeth Grothmann's Zoning Hearing Board application with respect to their property located at 1331 East Strasburg Road, West Chester, Pennsylvania in East Goshen Township (the "Property").

The Property is currently 1.899 acres in size and is situated in the R-2 Residential Zoning District. The Grothmanns 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 for one of the lots whereby Lot #2 would be .9 acres in size and Lot #1 would be compliant at 1.0 acres in size. 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 with Lot #2 proposed at 130 feet and Lot #1 at 106 feet (whereas 150 feet is required). All other area and bulk requirements are compliant with applicable ordinances.

Note that the enclosed plans have been revised from the prior sketch plan submitted to the Township as a result of the review and comments provided by the Planning Commission at its November 5, 2014 meeting. Per the Planning Commission's recommendation, the property line was slightly reconfigured so that one of the lots is now fully compliant with the minimum lot size. Also the footprint for the proposed home was revised to show a more realistic building footprint per the Planning Commissions' suggestion.

Mark Gordon, Zoning Officer
East Goshen Township
December 4, 2014
Page 2

Enclosed as part of this submission are the following documents:

1. One original and ten (10) copies of the Zoning Hearing Board Application Form;
2. Eleven (11) sets of the reduced size plans (size 11 X 17);
3. Deed evidencing the Grothmanns own the Property; and
4. Check made payable to East Goshen Township in the amount of \$450 representing the application fee.

It is my understanding that this matter does not need to go back before the Planning Commission for a review on the zoning application given that they provided thorough comments on the Sketch Plan at their November 5th meeting and overall agreed not to oppose the application. However, if this is not the case, please let me know and we would be happy to attend another meeting.

Please advise whether this matter will be reviewed by the Board of Supervisors and ultimately scheduled for a hearing before the Zoning Hearing Board.

Thank you for your attention to this matter. If you have any questions, please feel free to give me a call.

Very truly yours,


DEBRA A. SHULSKI

DAS/kch
Enclosures

cc: Jason Grothmann (via email only, w/encl.)
John Mullin (via email only, w/encl.)

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

FYI

December 18, 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 Zoning Hearing Board Application requesting zoning variances for their property.

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 zoning variances requested are for the minimum lot size and the minimum lot width at the building set back line, §240-9.G. The proposed plan shows that the existing home (lot 2) would remain and a new single family home (lot 1) would be built on the new lot to the west of the existing home.

Zoning Variances Requested

	Minimum Required Lot Area	REQUESTED Lot Area	LOT AREA VARIANCE	Minimum Required Lot Width at Building setback line	REQUESTED Lot Width at Building Setback Line	LOT WIDTH AT BUILDING SET BACK LINE VARIANCE
Lot 1	1 Acre	1 Acre	None	150 Feet	130 Feet	20 Feet
Lot 2 (Existing House)	1 Acre	.9 Acre	.1 Acre	150 Feet	106 Feet	44 Feet

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of Zoning Hearing Board application submissions.

This application will be reviewed at the following meetings:

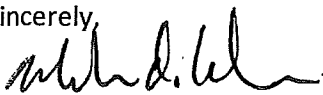
January 7, 2015 - Planning Commission (7:00 PM)

January 20, 2015 - Board of Supervisors (7:00 PM)

January 21, 2015 - Zoning Hearing Board (7:30 PM Zoning Hearing)

All meetings are held at the Township Building and are open to the public. The Zoning Hearing Board Application is available for review at the Township building 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.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

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: 12/29/2014
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlg*
Re: Public Utility Ordinance

Commissioners,

Enclosed is a drafted ordinance for your review and recommendation. This will update the Township Zoning Ordinance to include Public Utility Definitions. This has been forwarded to the CCPC for review.

Draft Motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors adopt the Public Utility ordinance as drafted updating the Zoning Ordinance with the appropriate definitions defined therein.

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 AMEND THE DEFINITION FOR 'ELECTRIC SUBSTATION", "PUBLIC UTILITY FACILITY", AND "PUBLIC UTILITY BUILDING" IN SECTION 240-6; TO ADD A DEFINITION FOR "PUBLIC UTILITY" AND "PUBLIC UTILITY CORPORATION" IN SECTION 240-6, TO AMEND THE USE REGULATIONS FOR THE R-1 DISTRICT TO DELETE PUBLIC UTILITY BUILDING; TO AMEND THE USE REGULATIONS FOR THE I-1 AND I-2 DISTRICTS TO ALLOW A PUBLIC UTILITY BUILDING BY CONDITIONAL USE; TO AMEND THE USE REGULATIONS FOR THE BP DISTRICT TO DELETE PUBLIC UTILITY INSTALLATION AND ADD PUBLIC UTLITY FACILITY; AND TO ADD CONDITIONAL USE STANDARDS FOR PUBLIC UTILTY FACILITIES AND PUBLIC UTILITY BUILDINGS IN SECTION 240-31.C(aa).

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

SECTION 1. The definition of "Electric Substation" in Section 240-6 shall be deleted and replaced with the following new definition:

"ELECTRIC SUBSTATION - An assemblage of equipment for transforming electric power from a higher to a lower voltage rather than for its generation or utilization."

SECTION 2. The definition of "Public Utility Building" in Section 240-6 shall be deleted and replaced with the following new definition:

"PUBLIC UTILITY BUILDING - A building constructed by a public utility or a public utility corporation."

SECTION 3. The definition of "Public Utility Facility" in Section 240-6 shall be deleted and replaced with the following new definition:

"PUBLIC UTILITY FACILITY - A facility, other than a building, owned and operated by a public utility or public utility corporation as defined in this Ordinance."

SECTION 4. Section 240-6 shall be amended to add the following definitions in alphabetical order:

"PUBLIC UTILITY – A public utility as that term is defined in the Public Utility Code, 66 Pa.CSA §101 et seq., as may be amended from time to time.

PUBLIC UTILITY CORPORATION – Any domestic or foreign corporation for profit that is subject to regulation as a public utility either by the Pennsylvania Public Utility Commission or by an officer or agency of the United States."

SECTION 5. Section 240-8.D(2)(c) shall be deleted.

SECTION 6. Section 240-19.C(9) shall be amended as follows:

"(9) Public utility facility and public utility building."

SECTION 7. Section 240-20.D(23) shall be amended as follows:

"(23) Public utility facility and public utility building."

SECTION 8. Section 240-21.C(12) shall be amended as follows:

"(12) Public utility facility and public utility building."

SECTION 9. Section 240-31.C(aa) shall be amended as follows:

"(aa) Public utility facility and/or public utility building.

- [1] No obnoxious, toxic or corrosive fumes or gases shall be emitted as a result of the use.
- [2] No use shall emit offensive odors which are perceptible at lot lines.
- [3] No use shall discharge into the air dust or other particulate matter in a manner or quantity which does not conform to all applicable federal and state laws and implementing regulation.
- [4] No use shall emit smoke from operations.
- [5] No use shall produce any heat perceptible at or beyond the lot boundaries.

- [6] No use shall utilize lighting in a manner which does not conform with the lighting standards in this Chapter.
- [7] No use shall permit physical vibrations perceptible at or beyond the lot boundaries.
- [8] No use shall emit potentially harmful radiation.
- [9] No use shall engage in the production or storage of any material designed for use as an explosive.
- [10] No use shall engage in the storage of waste materials on the lot for any period beyond 5 days. Such waste material storage shall be located behind the front building line of the primary building and no closer than 50 feet to any rear or side lot line and shall be completely screened from the view of any street or adjoining property.
- [11] No use shall discharge any objectionable and/or potentially dangerous effluent from plant operations.
- [12] No industrial lagoons for chemicals or other liquid waste shall be permitted.
- [13] The portion of any such use not located within a building shall be enclosed or adequately screened in such a manner as to not be visible across property lines.
- [14] All uses shall be conducted in compliance with applicable governmental regulations, including the noise and lighting regulations in this Chapter.
- [15] No retail activity shall be permitted.
- [16] The owner of the Public Utility Facility and Public Utility Building shall provide the Township with an emergency liaison that may be reached 24 hours a day, 7 days a week in the event of an emergency.
- [17] The owner of the Public Utility Facility and Public Utility Building shall prepare and file with the Township an emergency response plan which shall be followed in the event of an emergency at the facility.
- [18] A Public Utility Facility and/or Public Utility Building shall be fully screened in accordance with the criteria set forth in §240.27.C(3)."

SECTION 10. 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 11. 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 12. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____, 2014.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Louis F. Smith, Secretary

E. Martin Shane, Chairman

Senya D. Isayeff, Vice-Chairman

Carmen Battavio, Member

Charles W. Proctor, III, Esquire, Member

Janet L. Emanuel, Member

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: 12/29/2014
To: Planning Commission
From: Mark Gordon, Township Zoning Officer
Re: Wooded Lot

FOR DISCUSSION

Commissioners,

Currently the Township code does not define "Wooded Lot" however our Storm Water Management ordinance defines "Woods".

The Conservancy Board looked at this issue and has forwarded you a recommendation to add a definition of "Wooded Lot" to the Township SALDO.

I propose that the PC review the recommendation of "Wooded Lot" that I have provided below and send a recommendation to the Board of Supervisors to add a definition for "Wooded Lot" to the Township Subdivision and Land Development ordinance.

EGT SWM Ordinance

Definition

WOODS

Any land area of at least 0.25 acre with a natural or naturalized ground cover (excluding manicured turf grass) and that has an average density of two or more viable trees per 1,500 square feet with a DBH of six inches or greater. The land area to be considered woods shall be measured from the outer driplines of the outer trees.

SALDO Definition

DIAMETER BREAST HEIGHT (dbh)

The diameter of a standing tree measured at 4.5 feet from ground level.

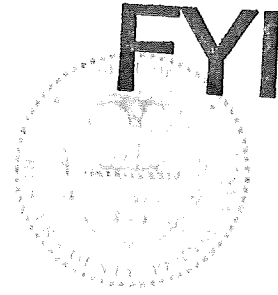
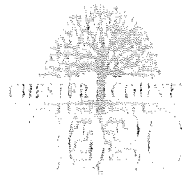
Suggested Definition

WOODED LOT

A wooded lot is any lot having more than two or more viable trees, six inches or greater in dbh, per 1500 square feet of gross lot area, exclusive of street right of way.

Draft Motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors consider adding the following definition for "Wooded Lot" to the Township Subdivision and Land Development ordinance. This definition is consistent with the definition of "woods" in the Storm water Management ordinance.



THE MASTER PLANNER PROGRAM

Acquiring good skills for good decisions

All participants receive copies of the Pennsylvania Municipal Planning Code and handbooks for practical experience with the course content. All courses are continuously updated to reflect the most current amendments to the Planning Code. **Each individual course provides 10 hours of instruction toward Continuing Education Credit.**

The Courses

Community Planning
Fall 2015 - to be
scheduled late
Summer 2015

This course targets the responsibilities of municipal officials and members of planning commissions. Classes will address the role of planning in local government, and how planning commissions relate to the governing body, zoning hearing board and zoning officer. Specific topics include basic knowledge of the Municipalities Planning Code, comprehensive planning, plan implementation including zoning, subdivision and land development regulation, official mapping and how effective planning commissions approach their responsibilities. The course is designed as introductory for new and as a refresher for experienced students.

Zoning
Wednesdays,
March 4, 18, 25

Zoning is probably the most fascinating, complex and provocative topic in local planning. This course addresses the evolution of zoning in the United States and how it continues to structure the way zoning is practiced in Pennsylvania. Classes will study the fundamentals of drafting zoning ordinances and amendments, beginning with the MPC authority for zoning. Included are advanced technical techniques such as overlay and performance zoning, as well as planned residential and traditional neighborhood development. The relationship of zoning to comprehensive planning and the need for consistency is emphasized. The course includes mapping exercises, reviews of zoning ordinance provisions, and instruction in how to do a "build-out analysis." Problem situations and ethical dilemmas are discussed. Detailed attention is paid to the role of the planning commission, individuals, and local agencies in zoning administration as well as to procedures for enacting zoning ordinances and guidelines for rezoning.

Zoning Administration
Available on Request ~
Inquire via info@cc2020.org

The course in Zoning Administration is for zoning hearing board members, zoning officials, and elected officials -regardless of experience. Students will learn the basic principles, procedures and information needed to effectively carry out their functions in the administration of municipal zoning. The course covers the technical aspects of zoning and how to build effective relationships with the public. Hands-on experiences and practice exercises are built into each session. Participants learn how to conduct effective and fair zoning hearings in a mock zoning hearing session. Course topics include the principles of zoning, key zoning terms, the zoning administration team, zoning officer duties, enforcement notices, zoning hearing procedures, variances, special exceptions/conditional uses, and non-conformance.

Subdivision & Land
Development Review
Thursdays, May 28,
June 4, June 11

This course deals with the work of planning commissions in completing the subdivision review process, from pre-application meetings through project completion. The curriculum is organized into three major sections: 1) principles of subdivision and land development regulation and ordinance requirements, 2) subdivision and land development review procedures, and 3) design and technical standards of subdivision development. Participants get hands-on experience reviewing plans and designing alternative solutions. Topics in the course include the MPC requirements governing subdivision and land development regulation; the importance of subdivision regulations to municipalities and to developers; a three-stage procedure for reviewing applications; requirements for approving and denying plans; project completion and follow-up; design considerations; density and open space criteria; and new approaches to better project design.

The sponsors provide a series of courses in municipal planning for municipal officials, planning commissions, zoning hearing boards, citizens and the corporate community. The courses have been developed by the Pennsylvania Planning Association (PPA) and Penn State Cooperative Extension through their training agency, Pennsylvania Municipal Planning Education Institute (PMPEI). Each in-depth, ten-hour course, taught by certified PMPEI instructors, is completed through attendance at three evening classes, over a three-week period. PMPEI provides a certificate of course completion. Participants completing the three basic courses within three years will be recognized with a "Master Planner Certificate of Completion."

The Master Planner Program offers municipal officials and others the opportunity to acquire a comprehensive background in municipal planning. The allied goals are to build a pool of qualified individuals for appointment or reappointment to planning commissions, and to provide citizens and the business community with a better understanding of community planning and development.

- Classes run from 6:30 pm to 9:30 pm. Please come a little early the first night.
- Master Planner students are provided with a light supper every class night.
- Course materials include application forms for continuing education credit.
- MPP students who miss part of a course can make-up missed class time at no charge.
- Presenting Partner staff will help students arrange make-ups.
- Completion of each course earns a Course Completion Certificate, in addition to the Master Planner Certificate of Completion earned by completing all 3 Master Planner Courses.

Pre-REGISTRATION:

The registration fee for each 10-hour course is \$135. This includes instruction, course materials, supper each class night and abundant free parking. Register online at www.cc2020.org, via info@cc2020.org, or by calling 484-680-5570.

CONTINUING EDUCATION CREDIT:

Master Planner Courses earn continuing education credit for Realtors, Appraisers, Attorneys, Landscape Architects and Engineers. Credit application forms are provided.

The Master Planner Courses are Presented By:

Chester County 2020
Chester County Planning Commission
West Chester University,
College of Business & Public Affairs
Department of Geography & Planning

Location:

The Graduate Center at
West Chester University
1160 McDermott Drive
West Chester, PA 19380

Courses are limited to 25 students per class. 'Custom' classes can be scheduled at your location at any time of year. Minimum enrollment: 15 students. Contact us to discuss presenting MPP classes at your location. Consider partnering with other groups or neighboring municipalities to make up a class.

For further information,
Call CC2020 Executive
Director William Stevens
At 484-680-5570,
or email info@cc2020.org

To register:

Email contact and payment info to:
info@cc2020.org

Or register online at:

www.cc2020.org