

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
MARCH 11, 2015
7:00 PM
REVISED AGENDA

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. APPROVAL OF MINUTES

February 11, 2015
3. NEW BUSINESS

Wooded Lot
4. SUB DIVISION / LAND DEVELOPMENT REVIEW
5. OLD BUSINESS

Keep East Goshen Beautiful Day

Serpentine Ridge Site Walk

Spring Planting

Newsletter Article
6. CHAIRMAN'S REPORT
7. VARIANCES
8. BOARD MEMBER CONCERNS
9. LIAISON REPORTS
10. CORRESPONDENCE
11. DATES OF IMPORTANCE

Mar 11, 2015	Conservancy Board	7:00 pm
Mar 11, 2015	Zoning Hearing Board	7:30 pm
Mar 12, 2015	Historical Commission	7:00 pm
Mar 19, 2015	Commerce Commission	7:00 pm
	will now meet 3 rd Thurs of the month	
Mar 17, 2015	Board of Supervisors	7:00 pm

Newsletter Deadlines for 2015:
Summer: May 1
Fall: August 31
Winter: October 30
12. Public Comment
13. Adjournment

draft
**EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
February 11, 2015
7:00 P.M.**

The East Goshen Township Conservancy Board met for their regularly scheduled meeting on Wednesday, February 11, 2015 at the East Goshen Township Building. Board members present were: Chairman Walter Wujcik, Scott Sanders, Erich Meyer and Katharine Okie. Others present were: Janet Emanuel, Township Supervisor.

CALL TO ORDER

Walter called the meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

Walter led the Pledge of Allegiance and a moment of silence to remember our troops.

APPROVAL OF MINUTES

Walter noted that the minutes of the January 14, 2015 meeting were approved as corrected.

CHAIRMAN'S REPORT

Walter introduced the Board's newest member, Katharine Okie. Before Katharine moved here she lived in West Brandywine on a farmette. She started the open space movement and was on the Park and Recreation Board for 15 years, which was when the County parks were designed and opened. She was the Advertising Manager for County Lines magazine for 15 years. Her interests are animal rights and bird watching.

NEW BUSINESS

1. Butterfly Garden – Jason Lang, Recreation Director, provided a copy of the memo he will be presenting to the Board of Supervisors for approval of installation of a Butterfly Garden in East Goshen Park by the West Chester Garden Club. The Board feels this is a good addition to the Park. They agree to be a partner and help get volunteers to maintain the garden.
2. Serpentine Ridge – The Board will take a walk on March 14 (weather permitting) or in April to check the condition of the Serpentine Ridge.
3. Walter reviewed an FYI letter about a variance request which did not require action from the CB.
4. Walter reviewed a letter from PECO about their Growing Greener Grants.
5. Walter reviewed the Tree Ordinance. The BOS added a few trees that do well in winter storms.
6. PA Environmental Council – Scott made a motion to continue to support this group and pay the \$50 membership fee. Erich seconded the motion. The motion passed.

OLD BUSINESS

1. Keep East Goshen Beautiful Day is April 11, 2015. Walter gave the information to Nancy Scheiderman for Constant Contact.
2. Recycling – Walter sent an article with the status of recycling.
3. Newsletter – Scott submitted an article for the Summer Newsletter.

LIAISON REPORTS

1. BOS – Janet reported that the Planning Commission is looking for a definition of a wooded lot. The BOS is concerned about the reference to "junk" trees and whether they should be included in the count of trees to be replaced. Rick Smith will research this further. The BOS took no action.

1 **ADJOURNMENT** - There being no further business, Scott made a motion to adjourn the meeting. Erich
2 seconded the motion. There was no discussion or public comment. The motion passed. The meeting was
3 adjourned at 8:00 p.m.
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6 Respectfully submitted,
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10 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: 2/19/2015
To: Conservancy Board
From: Mark Gordon, Township Zoning Officer 
Re: Wooded Lot

Board Members,

Back in November we discussed the proposed Wooded Lot Ordinance and the CB made a recommendation to the Planning Commission to consider this new definition. The PC agreed and so did the Board of Supervisors, with some minor additions. I have enclosed the new ordinance for your information and use.

Basically the Board of Supervisors wanted to clarify what trees would be counted in the determination of a Wooded Lot so I suggested adding the word "non-invasive" to the definition. That led us to define Invasive and Non-Invasive trees as well.

We combined two separate ordinances in this document, the wooded lot text is found in section 2, on page 3 of the enclosed document.

Here is the current listing of Invasive Trees from the PA DCNR Website:

Invasive Trees:

The PA Department of Conservation and Natural Resources has listed the following "Troublesome Trees" and has therefore considered the following trees to be invasive.

Amur maple, *Acer ginnala*, is a small ornamental tree that spreads by numerous winged seeds.

Norway maple, *Acer platanoides*, a common street and lawn tree that frequently escapes cultivation.

Sycamore maple, *Acer pseudoplatanus*, a tall Eurasian tree invading urban and suburban woods in southern PA.

European black alder, *Alnus glutinosa*, is often found along streams and other wet areas.

Tree-of-heaven, *Ailanthus altissima*, grows throughout PA. Another immigrant from China introduced as an ornamental.

Mimosa, *Albizia julibrissin*, has escaped cultivation to invade roadsides and woodland edges in eastern PA.

Japanese angelica tree, *Aralia elata*, has sharp spines on the trunk and resembles our native devil's waking stick.

[Paper mulberry](#), *Broussonetia papyfera*, is a common, small ornamental tree from Asia.

[White mulberry](#), *Morus alba*, is a fast-growing species that will hybridize with our native red mulberry, *Morus rubra*.

[Princess-tree](#), [Empress-tree](#), *Paulownia tomentosa*, imported from China this purple-flowered tree has spread across southern PA by winged seeds.

[Corktrees](#), *Phellodendron amurense*, *P. japonicum*, *P. lavalleyi*, these Asian trees are problematic in urban and natural areas in southeastern PA.

[Callery pear](#), *Pyrus calleryana*, has established populations in fields and hedgerows in southeastern PA.

[Bee-bee tree](#), *Tetradium daniellii*, is an uncommon landscape tree that is slowly spreading in south-central and southeastern PA.

[Siberian elm](#), *Ulmus pumila*, a fast growing tree reaching 50-70 feet high.

Please let me know if you need any additional information. Please act on the following draft motion during your next public meeting.

Draft Motion:

Mr. Chairman, I move that we recommend approval of the amended "Wooded Lot" definition for addition to the Township Subdivision and Land Development ordinance.

Thank you for the support on this amendment, this will improve our protection of trees in East Goshen Township.

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. - 2015

AN ORDINANCE OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP CODE, TITLED, "ZONING", TO AMEND THE DESIGN AND LANDSCAPING CONTROLS FOR THE I-1 LIGHT INDUSTRIAL DISTRICT IN SECTION 240-19.F; TO ADD DESIGN AND SCREENING REQUIREMENTS FOR THE I-2 PLANNED BUSINESS, RESEARCH AND LIMITED INDUSTRIAL DISTRICT IN A NEW SECTION 240-20.H; TO AMEND THE DESIGN AND LANDSCAPING CONTROLS IN THE BP BUSINESS PARK DISTRICT IN SECTION 240-21.F AND TO AMEND CHAPTER 205 OF THE EAST GOSHEN TOWNSHIP CODE, TITLED, "SUBDIVISION AND LAND DEVELOPMENT", SECTION 205-7, TITLED, "DEFINITIONS" TO ADD DEFINITIONS FOR "INVASIVE TREE", "NON-INVASIVE TREE" AND "WOODED LOT".

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, as follows:

SECTION 1. Chapter 240 of the East Goshen Township Code, titled, "Zoning", shall be amended as follows:

A. The design and landscaping controls for the I-1 Light Industrial District found in Section 240-19.F shall be revised to state as follows:

"F. Design and landscaping controls. The following shall apply within the I-1 District:

- (1) All applicable controls in § 240-27C and E.
- (2) New structures built after April 7, 2015 shall incorporate a complete visual screen for all rooftop structures (except roof mounted solar panels), including but not limited to heat pumps, cooling towers and other mechanical equipment. All rooftop structures (except roof mounted solar panels) shall be screened from view by a single piece of the building structure which is aesthetically compatible in design, materials and color with the building facade and which is at

least equal in height to the highest rooftop structure. (See examples in Sketch D in the Appendix.)

- (3) For structures built prior to April 7, 2015, an existing rooftop structure may be replaced with a new rooftop structure of the same (or smaller) size in the same location. If the replacement rooftop structure is larger than the existing rooftop structure or is placed in a new location on the roof, or if a new rooftop structure (except rooftop solar panels) is proposed to be installed, the rooftop structure shall be painted to be aesthetically compatible in color with the majority of the other rooftop structures and the building facade. If the rooftop structure cannot be painted for any reason, it shall be screened as required by Section F.2 of this section."

- B. Section 240-20 shall be revised to add a new subparagraph H to add design and screening requirements for the I-2 Planned Business, Research and Limited Industrial District which states as follows:

"H. Design and screening.

- (1) New structures built after April 7, 2015 shall incorporate a complete visual screen for all rooftop structures (except roof mounted solar panels), including but not limited to, heat pumps, cooling towers and other mechanical equipment. All rooftop structures (except roof mounted solar panels) shall be screened from view by a single piece of the building structure which is aesthetically compatible in design, materials and color with the building facade and which is at least equal in height to the highest rooftop structure. (See examples in Sketch D in the Appendix.)
- (2) For structures built prior to April 7, 2015, an existing rooftop structure may be replaced with a new rooftop structure of the same (or smaller) size in the same location. If the replacement rooftop structure is larger than the existing rooftop structure or is placed in a new location on the roof, or if a new rooftop structure (except rooftop solar panels) is proposed to be installed, the rooftop structure shall be painted to be aesthetically compatible in color with the majority of the other rooftop structures and the building facade. If the rooftop structure cannot be painted for any reason, it shall be screened as required by Section F.2 of this section."

- C. The design and landscaping controls for the BP Business Park District found in Section 240-21.F shall be revised to state as follows:

"F. Design and landscaping controls. The following shall be applicable for all uses in the BP District:

- (1) All applicable controls in § 240-27C and E.
- (2) New structures built after April 7, 2015 shall incorporate a complete visual screen for all rooftop structures (except roof mounted solar panels), including but not limited to heat pumps, cooling towers and other mechanical equipment. All rooftop structures (except roof mounted solar panels) shall be screened from view by a single piece of the building structure which is aesthetically compatible in design, materials and color with the building facade and which is at least equal in height to the highest rooftop structure. (See examples in Sketch D in the Appendix.)
- (3) For structures built prior to April 7, 2015, an existing rooftop structure may be replaced with a new rooftop structure of the same (or smaller) size in the same location. If the replacement rooftop structure is larger than the existing rooftop structure or is placed in a new location on the roof, or if a new rooftop structure (except rooftop solar panels) is proposed to be installed, the rooftop structure shall be painted to be aesthetically compatible in color with the majority of the other rooftop structures and the building facade. If the rooftop structure cannot be painted for any reason, it shall be screened as required by Section F.2 of this section."
- (4) Businesses are strongly encouraged to provide informal outdoor eating areas for employees, such as picnic tables with landscaping and trash receptacles."

SECTION 2. Chapter 205 of the East Goshen Township Code, titled, "Subdivision and Land Development", shall be amended as follows:

- A. Section 205-7 titled, "Definitions" shall be amended to add the following definitions:

INVASIVE TREES- trees designated by the Pennsylvania Department of Conservation and Natural Resources as being invasive trees.

NON-INVASIVE TREES-all trees that are not defined as invasive trees.

WOODED LOT- any lot having two or more viable, non-invasive trees, six inches or greater in dbh, per every 1,500 square feet of gross lot area, exclusive of street right of way.

SECTION 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____, 2015.

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