

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

Meeting Agenda

Wednesday, April 1, 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. **March 4, 2015**
 - 2. **March 18, 2015**
- F. Subdivision and Land Development Applications
- G. **Conditional Uses and Variances**
 - 1. **1598 Paoli Pike – Swiss Farms (Zoning Decision Amendment and Variance Request)**
 - 2. **10A Reservoir Rd. – Sketch Plan for Dimensional Variance**
- H. **Ordinance Amendments**
 - 1. **Keeping of Animals**
- I. Comprehensive Plan Update
- J. Old Business
- K. **New Business**
 - 1. **Workshop discussion on variance recommendations**
- L. 2014 Goals
- M. Any Other Matter
- N. Liaison Reports
- O. Dates of Importance

Apr 02, 2015	Park Commission	7:00 pm
Apr 03, 2015	Good Friday	
	Twp Office Closed	
Apr 04, 2015	Egg Hunt	10:00 am
	East Goshen Park	
Apr 07, 2015	Board of Supervisors	7:00 pm
Apr 08, 2015	Conservancy Board	7:00 pm
Apr 09, 2015	Historical Commission	7:00 pm
Apr 11, 2015	Keep East Goshen Beautiful	8:00 am
Apr 13, 2015	Municipal Authority	6:00 pm
Apr 13, 2015	Comp Plan Task Force	7:00 pm
Apr 15, 2015	Futurist Committee	7:00 pm
Apr 16, 2015	Commerce Commission	7:00 pm

Newsletter Deadlines for 2015:

Summer: May 1

Fall: August 31

Winter: October 30

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
1596 Paoli Pike (Swiss Farms)	ZHB	Sk	2/23/2015	2/23/2015	NA	NA	2/24/2015		4/1/2015	4/7/2015	4/14/2015	4/24/2015
10A Reservoir Rd.	SK		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bold = New Application or PC action required												

Completed in 2015

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
612 Meadow Drive (Christenson)	V	Sk	2/23/2015	2/23/2015	NA	NA	2/24/2015		4/1/2015	4/7/2015	4/14/2015	4/24/2015

APVD
CONT. to 3/1/2015

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
March 4, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, March 4, 2015 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Al Zuccarello, Dan Landis, Jim McRee, and Monica Close. Also present was Janet Emanuel, Supervisor.

COMMON ACRONYMS:

BOS – Board of Supervisors

CPTF – Comprehensive Plan Task Force

BC – Brandywine Conservancy

CVS – Community Visioning Session

CB – Conservancy Board

SWM – Storm Water Management

CCPC – Chester Co Planning Commission

A. INFORMAL MEETING – 7:00

1. The tracking log was reviewed.
2. Minutes from February 4, 2015 were reviewed.
3. Mark reported Swiss Farms is requesting a variance for new menu boards and price lists.
4. Mark reported that the owner of Goshen Village shopping center wants to be a part of the process and supports Dunkin Donuts. They have placed a sample menu board at the site with some landscaping.
5. Mark pointed out that for 612 Meadow Drive, the detached structure must be 5' from the livable structure.

B. FORMAL MEETING – 7:30 PM

1. Dan called the meeting to order. He led the Pledge of Allegiance and a moment of silence to remember our troops.
2. Dan asked if anyone would be recording the meeting. There was no response.
3. Dan reviewed the tracking log.
4. Dan noted that the minutes of the February 4, 2015 meeting were approved as corrected.

C. CONDITIONAL USES & VARIANCES

1. 612 Meadow Drive (Dimensional Variance) – J. Charles Gerbron, Jr., Esq. of MacElree Harvey, Ltd. was present along with applicants James W. and Susan N. Christensen. They are requesting 7 feet of relief from the 20 foot side yard setback requirement in order to construct a 2-car detached garage. The existing storage shed will be removed. Space between the buildings will be 7 ½ feet. There will be no adjustment to the driveway. The garage will match the house with the same roof and siding. There are no neighbor concerns. Mark pointed out that they must demonstrate sufficient space for a vehicle to turn around and come onto the street nose first. Al moved to recommend that the Board of Supervisors support the variance request as outlined in the application because the requested relief will not significantly alter the character of the surrounding neighborhood. Monica seconded the motion. The motion passed with a no vote from Jim.

2. 1598 Paoli Pike – Swiss Farms (Zoning Decision Amendment) - Kaitlin R. Miceli, Esq., with Riley Riper Hollin & Colagreco, was present along with Al D'Iorio, Swiss Farms representative. Kaitlin explained that the current menu signs and price lists are up in the canopy where it is difficult to see them from in a car. They are requesting an amendment to the order of 2005 to add 7 new signs on the walls of each drive thru (14 signs total). Mock-up photos showing where they will go were provided. Only 1 board will have the specials for the week on it. Al moved to recommend that the Board of Supervisors support Swiss Farms' request to amend the Zoning Hearing Board decision as outlined in the application

1 because the requested relief will not significantly alter the character of the surrounding commercial
2 properties. Adam seconded the motion. The motion passed unanimously.
3

4 **D. ANY OTHER MATTER**

5 1. The Commission decided to have a Workshop meeting on Wednesday March 18, 2015
6 at 7:00 pm.

7 2. Comprehensive Plan – Dan reported that at the last meeting of the Task Force, Tom Comitta
8 provided aerial plans of the Paoli Pike corridor with a walkway, lights, gathering sites, etc.

9 3. Mark reported that the township received 9 responses to the RFP for the Trail Feasibility
10 Study. He and Rick Smith, Jon Altshul and Jason Lang reviewed them and the top 4 will be sent
11 to the Board of Supervisors. The DCNP grant will pay for the study.

12 4. Mark reminded everyone that there will be a combined meeting of the Board of Supervisors
13 and Planning Commission next Tuesday, March 10, 2015 at 7:00pm to discuss Swiss Farms and
14 Dunkin Donuts.
15

16 **E. ADJOURNMENT**

17 There being no further business, the meeting adjourned at 9:15 pm. The next regular meeting will
18 be held on April 1, 2015 at 7:00 pm. A workshop will be held on Wednesday March 18, 2015 at
19 7:00 pm.
20

21
22 Respectfully submitted, _____
23 *Ruth Kiefer, Recording Secretary*

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
March 18, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, March 18, 2015 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Al Zuccarello, Jim McRee, and Monica Close. Also present were Janet Emanuel, Supervisor, Marty Shane, Supervisor, and Tom Comitta, consultant.

COMMON ACRONYMS:

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

A. FORMAL MEETING – 7:00

1. Dan called the meeting to order. He led the Pledge of Allegiance and a moment of silence to remember our troops.

C. ORDINANCE AMENDMENT

1. Fast Food Restaurant with drive thru in the C-2 - Goshen Valley Shopping Center

Robert Hill, President, Retail Sites and property owner was present. Mark reviewed the packet he provided for the PC members. It included a traffic study, original conditional use for the shopping center, Land Use section from 2005 Comprehensive Plan, C-2 District from Township Ordinance, and Sec. 204 which relates to commercial at Hershey's Mill, the Village Sq. Shopping Center.

Types of restaurants were discussed. Robert pointed out that Outback is a restaurant with waiters but also has takeout. Tom Comitta provided a map showing both shopping centers and the square footage of the centers, along with the square footage of the vacant bank building in Goshen Village and the current Rite Aid and Susquehanna Bank in Village Square. He suggested that a cap of 10% of the total square footage of the center be permitted for a fast food restaurant with drive thru. Commercial uses have turn over, so it would be better to control the outcome by a measurable standard. Dan pointed out that McDonald's tore down and rebuilt some of their stores when they changed their format.

Signs and menu boards were discussed. Mark mentioned that the ordinance currently limits the size of a menu board to 3 sq. ft. and it has to be posted next to the front door. He checked other municipalities and found that Westtown is working on a sign ordinance, West Whiteland has nothing in their ordinance for menu boards- they consider it a sign and West Goshen's McDonalds has 2 signs at 100 sq. ft. each. Robert commented that they are working on a solution for the building signs. The directional signs in the parking lot have been decreased from 5 to 2 and they lowered the height of the menu board.

Mark did a recap of issues:

1. Use – the PC is supportive of the change in use
2. Drive thru – stacking
3. Menu board – proper screening, minimize size as much as possible
4. Wall Signs – keep at 32 sq. ft. or less
5. Dumpster – keep doors shut
6. Directional Signs – only 2 and lower their height
7. Lighting
8. Parking Lot striping and spaces

Mark will meet with Township Counsel and make a draft to the ordinance.

When he was asked, Robert commented that he is working on a monument sign for the center.

1 Dan made a motion to recommend that the Board of Supervisors approve this request to change the
2 zoning ordinance to permit fast food stores with drive thru in the C-2 District. Al seconded the motion.
3 The motion passed unanimously.
4
5

6 **E. ADJOURNMENT**

7 There being no further business, the meeting adjourned at 10:00 pm. The next regular meeting
8 will be held on April 1, 2015 at 7:00 pm.
9

10 Respectfully submitted, _____

11 *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: 3/26/2015

To: Planning Commission

From: Mark Gordon, Township Zoning Officer



Re: Swiss Farms Zoning Decision Amendment and Variance request

Dear Commissioners,

As you know, Swiss Farms has submitted a ZHB application to amend the ZHB decision dated October 10, 2005. After consultation with the township solicitor the applicant has amended their application by revising the proposed amendment to the decision while adding a variance request from the regulations of §240-22.H.

The applicant is requesting the ZHB consider amending the 10/10/2005 ZHB decision by modifying condition #5 and grant variances related to menu boards as outlined in the Township code.

The applicant believes relief is necessary to allow Swiss Farms to properly advertise their products. Currently the price lists and picture boards are mounted on the ceilings of the drive thru canopies which makes them difficult for customers to read.

Swiss Farms is proposing to install new price lists and picture boards on the building under the canopies to improve the readability for their customers as depicted in the supporting materials in the application.

DRAFT MOTION:

Mr. Chairman, I move that we recommend that the Board of Supervisors support Swiss Farm's request to amend the Zoning Hearing Board decision and the variance requests as outlined in the application because the requested relief will not significantly alter the character of the surrounding commercial properties.

KAITLIN R. MICELI
kaitlin@rrhc.com
Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

March 18, 2015

via Electronic Mail

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

RE: Swiss Farms – East Goshen Township – Third Amendment to Zoning
Application

Dear Mark:

As you know, this firm represents Swiss Farms Stores Acquisition, LLC (“Applicant”) in connection with the proposed installation of price lists and picture boards at the store located at 1596 Paoli Pike in East Goshen Township (“Property”). By way of this letter and accompanying narrative, we are amending the Zoning Hearing Board Application dated February 24, 2015, as amended by letter and accompanying narratives dated February 26, 2015 and March 9, 2015 (collectively, “Application”), to include variance relief from § 240-22.H of the East Goshen Township Zoning Ordinance, to the extent the Zoning Hearing Board deems such relief necessary.

Applicant obtained zoning relief from the East Goshen Township Zoning Hearing Board in 2005 in connection with the construction of the Swiss Farms store (“Decision”). Condition 5 of the Decision imposed restrictions on any menu boards that were to be installed in the drive-thru lanes. As you know, our Application proposes an amendment to Condition 5 to address Swiss Farms’ current price list/picture board proposal.

We did not think variance relief from the Zoning Ordinance’s menu board regulations was needed because such boards were addressed in the Decision and our proposed amendment to Condition 5. However, pursuant to discussions with you and the Township Solicitor, Kristin Camp, we are amending the Application to include such relief if the Zoning Hearing Board deems it necessary.

Also included is a mark-up of the notice to be published in the Daily Local News, which we revised to include the variance relief from § 240-22.H.

Mark Gordon, Zoning Officer
East Goshen Township
March 18, 2015
Page 2

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

Very truly yours,

A handwritten signature in cursive script, reading "Kaitlin Miceli".

KAITLIN R. MICELI

KRM
Enclosures

cc: Ross Unruh, Esquire, Zoning Hearing Board Solicitor (via email only, w/ encl.)
Al D'Iorio (via email only, w/encl.)
Louis J. Colagrecro, Jr., Esquire (via email only, w/encl.)

NW 3/17/15

ZONING HEARING BOARD APPLICATION NARRATIVE

**Swiss Farm Stores Acquisition, LLC
1596 Paoli Pike, West Chester, PA
East Goshen Township, Chester County**

Redeemed Properties, L.P. is the legal owner of the property located at 1596 Paoli Pike, West Chester, East Goshen Township, Pennsylvania, which property consists of +/- .62 acres and is identified by UPI Number 53-4-81 ("Property"). Swiss Farm Stores Acquisition, LLC ("Swiss Farms") is the tenant of the Property subject to a long-term lease. The Property is located in the C-2 Commercial District of East Goshen Township.

A Swiss Farms store is located on the Property. There are two (2) drive-thru lanes associated with the store. Swiss Farms' business model is to provide service to customers in their cars, and customers are not allowed in the store. There is one existing price list with eight (8) panels and an existing picture board with four (4) panels located at the top of the canopy of each drive-thru lane in order to advertise the products for sale. Each existing price list totals approximately 16.81 square feet, and each existing picture board totals approximately 10.83 square feet.

By way of a Decision and Order of the East Goshen Township Zoning Hearing Board dated October 10, 2005 ("Decision"), the Zoning Hearing Board granted certain variance relief in connection with the operation of the Swiss Farms store on the Property, subject to certain conditions. Condition 5 of the Decision provides as follows, "Any signs or menu boards must be placed under the canopies or covered areas of the structure and shall not be visible from the public streets and/or abutting properties" ("Condition 5").

Swiss Farms is proposing to install seven (7) new price lists/picture boards on both drive-thru lanes (i.e., a total of fourteen (14) new price lists/picture boards). Each of the new price lists/picture boards will be approximately 10.16 square feet in size. The new price lists/picture boards will be installed along both walls of the drive-thru lanes. Due to the Property's frontage on both Route 352 and Paoli Pike, the new price lists/picture boards will be visible from public streets and abutting properties. In connection with the proposed installation, the existing price lists will be removed. The existing picture boards located at the top of the canopy of each drive-thru lane will remain.

Requested Relief:

- Amend and restate Condition 5 of the Decision as follows:

Price lists, picture boards and signs in conjunction with the drive-thru component of the Swiss Farms store shall be permitted, provided that such price lists, picture boards and signs are placed under the covered areas of the drive-thru lanes, as depicted in the materials presented in connection with the 2015 Zoning Application. The price lists, picture boards and signs shall be designed to inform customers of the products available for sale while customers are seated in their vehicles in the drive-thru lanes and shall not

be designed to advertise to off-premises vehicular traffic. All price lists, picture boards and signs installed in connection with the drive-thru component of the store shall not exceed a total square footage of one hundred (100) square feet per drive-thru lane, provided that each price list, picture board or sign shall be a maximum of twelve (12) square feet in area.

- A variance from the regulations of § 240-22.H of the East Goshen Township Zoning Ordinance, to the extent that the East Goshen Township Zoning Hearing Board requires such relief. The proposed price lists and picture boards do not meet the requirements of this Section of the Zoning Ordinance for the following reasons: (1) the proposed price lists/picture boards are not three square feet or less in area; (2) some of the letters and numbers of the price lists/picture boards may exceed three inches in height; (3) due to the unique use of the Property, the price lists/picture boards are not located on the building next to the entrance of the establishment; and (4) the Swiss Farms store is a drive-thru grocer and not a restaurant, as required by this Section of the Zoning Ordinance.

The requested relief should be granted because at the time of the Decision, the Swiss Farms store had not yet been constructed on the Property, and Swiss Farms did not foresee an issue with a limitation on the location of menu boards. However, now that the store has been operational for a number of years and due to the Property's large amount of frontage on both Paoli Pike and Route 352, Swiss Farms has not been able to appropriately advertise the products for sale with the existing price lists and picture boards. Additionally, this store has been experiencing economic difficulties which are due, in part, to the location of the existing price lists and picture boards and Swiss Farms' inability to appropriately advertise its products. Because of the Property's location in a commercial district, granting the relief requested will not have an injurious impact on the public interest or alter the character of the neighborhood in which the Property is located.

March 20, 2015.

The Board of Supervisors
East Goshen Township

From: Steve and Christine West
10A Reservoir Rd.
West Chester, PA 19380
610-431-1341

Ladies and Gentlemen:

Please accept our submission of sketch plans for your comments prior to submission of engineered drawings.

We are seeking relief from ordinance 240-23B in order to create lot #3 on the sketch plans. The original parcel of 2 acres owned by Edward and Arline Davis was subdivided in 1992 to create lot #2. The original owners lived at 10 Reservoir and Steve and Christine West purchased lot #1. Edward and Arline are now deceased and lot #2 is owned by another party.

Lot #1 currently has only 50 feet of frontage on Reservoir Rd. We are seeking a variance regarding ordinance 240-23B in order to divided the frontage to 25 feet for lot #1 and 25 feet for lot #3.

Respectfully submitted,
Steve and Christine West

Memo
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice (610) 692-7171
Fax (610) 425-8950
E-mail rsmith@eastgoshen.org

Date: March 25, 2015
To: Board of Supervisors
Planning Commission
From: Rick Smith, Township Manager
Re: Number of dogs and cats

Attached is the draft zoning ordinance amendment regarding the number of dogs and/cats a person can have.

For some perspective if you consider the independent living units at Bellingham and Wellington as residential use (as opposed to an institutional use) we have 8534 residential dwelling units. Of them:

3325 of the dwelling units are townhouses (39%)

1514 of the dwelling units are apartments (18%)

Note: We surveyed the apartment complexes and most of them have a limit on the number of dogs and/or cats a tenant can have.

397 of the dwelling units are independent living units (5%)

Collectively, 5236 or 61% of the dwelling units are "multi-family"

1933 of the single family detached and semi-detach dwelling units are on lots of less than one acre (23%)

Essentially 84% of the dwelling units in East Goshen are sited on less than one acre of land.

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. ____-2015

**AN ORDINANCE AMENDING THE EAST GOSHEN
TOWNSHIP ZONING ORDINANCE OF 1997, AS
AMENDED, SECTION 240-32.A(1) CONCERNING
KEEPING OF ANIMALS AND HOUSEHOLD PETS AS AN
ACCESSORY USE.**

WHEREAS, the Board makes the following findings:

1. Pursuant to Section 1506 of the Second Class Township Code, 53 P.S. § 66506, the Board of Supervisors may adopt any ordinance not inconsistent with or restrained by the Constitution and laws of the Commonwealth necessary for the proper management, care and control of the Township and the protection of the public health, safety and welfare of the Township and its citizens.
2. Pursuant to the Authority in Section 1527 of the Second Class Township Code, 53 P.S. § 66527, the Board may adopt ordinances to secure the safety of persons or property within the Township.
3. Pursuant to the Authority in Section 1529 of the Second Class Township Code, 53 P.S. § 66529, the Board may adopt ordinances to prohibit nuisances.
- ~~4. Allowing an unrestricted number of household pets as an accessory use to a dwelling could lead to public nuisances, including malodors, destruction and damage of private and public property, accumulation of waste, excessive noise and could interfere with the quiet and peaceful enjoyment of neighboring residential properties.~~
5. Keeping household pets as an accessory use to a residential dwelling can be conducted in a manner which protects the public health, safety and welfare provided that the number and kind of household pets is limited based on the type of dwelling and the size of the lot.
6. The keeping of household pets as an accessory use to a residential dwelling must be incidental and subordinate to the principal use of the lot as a residential dwelling.

7. Seventy-four percent (74%) of the land within the Township is zoned residential.
8. Sixty-one percent (61%) of the dwellings in the Township are apartments, townhouses, or independent living units in a life care development.
9. Eighteen percent (18%) of the dwellings in the Township are apartments, the majority of which have regulations which restrict the number of dogs and/or cats that are allowed to be kept in the apartment dwelling.
10. Fifty-nine percent (59%) of the single family detached and semidetached dwellings in the Township are constructed on lots with less than one acre.

WHEREAS, the Board desires to impose restrictions on the number of household pets that may be kept as an accessory use to a residential dwelling in order to accomplish the following purposes:

1. To protect the public health, safety and welfare;
2. To secure the safety of persons and property in the Township;
3. To prevent nuisances, such as odors from animals and their waste, excessive noise, destruction or damage to property and accumulation of waste;
4. To preserve the quiet and peaceful enjoyment of the residential neighborhoods within the Township; and
5. To protect property damage caused by overuse by household pets.

NOW THEREFORE pursuant to the authority cited in the statutes above and in order to achieve the purposes outlined above, the Board hereby adopts the following:

SECTION 1. Section 240-32.A(1) of the East Goshen Township Zoning Ordinance of 1997, as amended, shall be amended as follows:

"Household pets. Household pets, as defined in Section 240-6, may be kept as an accessory use to a residential dwelling, provided their keeping is clearly incidental and subordinate to the principal use of the residential dwelling. The keeping of dogs and cats shall be subject to the further restrictions set forth in the chart below:

Dwelling Type	Lot Size	Maximum number of dogs	Maximum number of cats	Maximum number of dogs and cats combined
Apartment or Townhouse	Not Applicable	2	2	2
Single family detached or Semidetached	< one acre	3	4	4
Single family detached	≥ one acre to < two acres	4	4	6
Single family detached	≥ two acres to < 10 acres	4	4	8
Single family detached	≥ 10 acres	4	1 per acre	

SECTION 2. 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 3. 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 4. Effective Date. This Ordinance shall become effective in five (5) 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

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March 20, 2015.

The Board of Supervisors
East Goshen Township

From: Steve and Christine West
10A Reservoir Rd.
West Chester, PA 19380
610-431-1341

Ladies and Gentlemen:

Please accept our submission of sketch plans for your comments prior to submission of engineered drawings.

We are seeking relief from ordinance 240-23B in order to create lot #3 on the sketch plans. The original parcel of 2 acres owned by Edward and Arline Davis was subdivided in 1992 to create lot #2. The original owners lived at 10 Reservoir and Steve and Christine West purchased lot #1. Edward and Arline are now deceased and lot #2 is owned by another party.

Lot #1 currently has only 50 feet of frontage on Reservoir Rd. We are seeking a variance regarding ordinance 240-23B in order to divided the frontage to 25 feet for lot #1 and 25 feet for lot #3.

Respectfully submitted,
Steve and Christine West