

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

Meeting Agenda

Wednesday, July 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. June 3, 2015**
- F. Subdivision and Land Development Applications**
 - 1. New Kent, Final Plan Revision**
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. Comprehensive Plan Update**
- J. Old Business
- K. New Business
 - 1. PC Meeting Structure**
- L. 2015 Goals
- M. Any Other Matter
- N. Liaison Reports
- O. Correspondence
- P. Dates of Importance

July 01, 2015	Planning Commission	7:00 pm
July 02, 2015	Park Commission (Cancelled)	
July 03, 2015	Office Closed for Independence Day	
July 07, 2015	Board of Supervisors	7:00 pm
July 08, 2015	Conservancy Board	7:00 pm
July 09, 2015	Historical Commission	7:00 pm
July 09, 2015	Zoning Hearing Board	
	19 Hill St D. Variance	7:30 pm
July 13, 2015	Municipal Authority	7:00 pm
July 15, 2015	Futurist Committee	7:00 pm
July 16, 2015	Open Space Park & Rec Comm.	
	Review Final Draft	7:00 pm
July 16, 2015	Commerce Commission (Cancelled)	
July 21, 2015	Board of Supervisors	7:00 pm

Newsletter Deadlines for 2015:

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
New Kent Final Plan Revision	LD	P/F	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bold = New Application or PC action required												

Completed in 2015

19 Hill St. / Smith	V		5/27/2015	5/27/2015	NA	NA	5/29/2015		7/1/2015	7/7/2015	7/9/2015	7/24/2015	Approved
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	Approved
10A Reservoir Rd.	SK		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Denied
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	Approved
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	Approved
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	Approved

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 3, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, June 3, 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, Monica Close and Lori Keir. Also present was Mark Gordon, Zoning Officer; and 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 May 6 were reviewed. One correction.
3. Al reviewed the Draft 4 of the Comprehensive Plan and thinks the economic plan is good. He pointed out that there are references to the West Chester Planning Commission, which is okay when there is reference to something in the past. However, this was a chartered commission which, since 2010 is no longer viable. So, any references to the future need to be changed.
4. 19 Hill Street – Located in Milltown at the dead end of the street, house built in 1960s. Mrs. Smith wants to put a carport on the current driveway which is only 6” from the property line, so she needs a variance. Jim voiced concern about setbacks and how they impact a neighborhood. Mark mentioned that it doesn’t have to be 18’ wide, so it could be made smaller and require screening.
5. Beverage café ordinance was sent to CCPC. The CCPC suggested removing “Beverage”.
6. Dog and animal Ordinances need to be reviewed.
7. Trail Alignment Maps are on the website. Next Tuesday June 9 will be a meeting with property owners.

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 May 6, 2015 meeting were approved as corrected.

C. CONDITIONAL USES & VARIANCES

1. 19 Hill Street, Dimensional Variance - Mrs. Nancy Smith, property owner, was present. She explained that she needs a car port for protection from the weather. It would be built on the current driveway and two sides will be enclosed. Her son, Roger Smith, lives with her. He explained that they put up a temporary car port many years ago and took it down 3 years ago. A friend advised that they might need a variance for this car port.

Public Comment:

Donald Howe, 18 Edgewood – He is a neighbor behind 19 Hill Street, has lived here 24 years and supports Mrs. Smith’s request. He understands impervious coverage and feels it is best to build the car port on the existing driveway.

Jennifer Conway, 17 Hill Street – She is a neighbor and supports this request.

Robert Smith, Surveyor – He recently checked the property line and showed how the car port will be placed on the existing driveway.

1 Damon Magosian, contractor – He presented a photo of the original car port built in the 1980s.
2 He explained how he built it and got approval from the Township but did not need a permit. He
3 mentioned that Mrs. Smith has a PD (Physically Disabled) license plate.
4 Mrs. Smith explained that she has a breathing condition and feels better in cool conditions. The
5 car port will provide shade from the sun. She also has a skin condition.
6 Lori feels there may be an ADA case which is a legal case and would require an attorney.
7

8 Dan explained the process and that the ZHB will make the final decision. This will be a permanent
9 structure within the 20' setback. Jim feels the width should be shortened from 18' to 17' and require
10 screening.

11 Monica made a motion to recommend a no position to the Board of Supervisors on the variance
12 request as outlined in the application. Adam seconded the motion. The motion passed unanimously.
13 Mark pointed out that the BOS meeting shown on the letter to the residents has been changed to July 7,
14 2015.
15

16 **D. ORDINANCE AMENDMENTS**

17 1. Beverage Café in the C-2 Zoning District – Mark reported that the changes the PC suggested
18 were made and the document was sent to the CCPC for review. Their response was received and they
19 suggested not using the word “Beverage”. After discussion, the PC members decided to leave the
20 wording as it is since it is a more specific definition. Monica moved to recommend that the Board of
21 Supervisors approve the Zoning Ordinance amendment permitting a Beverage Café use in the C-2 district
22 within a shopping center, as drafted. Jim seconded the motion. The motion passed unanimously.
23

24 **E. COMPREHENSIVE PLAN UPDATE**

- 25 1. Draft 4 was sent to the PC members. Next Wednesday June 10 at 7:00 pm is the meeting for
26 ABC members to give input to the plan. Janet had 2 comments for the PC:
27 a. At the last CPTF meeting on Chapter 4, they wanted a different way of estimating
28 future population to be used. This wasn't done.
29 b. Chapter 16, the grid for responsibility, instead of having 1 ABC responsible, he listed
30 all the ABCs that might have input.
31 2. SEPTA Technical Comments – Everyone was asked to review this for input at the June 10
32 meeting. Monica mentioned that there is reference to a chart on page 5, but she
33 couldn't find it.
34

35 **F. ANY OTHER MATTER**

36 1. Sunoco Pipeline - Mark distributed copies of the presentation that was given at the BOS
37 meeting last night. The public meeting will be June 18, 2015. Janet explained that Sunoco wants 50 foot
38 easements along the current Mariner 1 pipeline to put in 2nd and 3rd pipelines. At this point, this is the
39 primary route but they are considering other routes. Negotiation with property owners will start in the
40 next 2 weeks.

41 2. Dog and Pet Ordinance – Janet explained that this is required by the State as a result of the
42 recent incident in the Township, although the Township is not allowed to control dangerous dogs. Lori is
43 an SPCA volunteer and asked if the number of dogs allowed includes foster dogs. Janet commented that
44 only 4 dogs (full time or foster) are allowed at anytime.

- 45 3. Stand Alone Ordinance for Dogs – Comments:
46 a. Look into electronic fence/collar
47 b. Registration – add must comply with state laws
48 c. Running at large – definition doesn't include private property
49 d. Change police dept name to “local police”
50 e. Fines seem low.

51 Mark will write a letter with comments.
52
53

G. ADJOURNMENT

There being no further business, Adam moved to adjourn the meeting. Lori seconded the motion. The meeting adjourned at 9:30 pm. The next regular meeting will be held on July 1, 2015 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary

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

August 9, 2013

The Hankin Group
Attn: Neal Fisher, P.E.
707 Eagleview Blvd.
PO BOX 562
Exton, PA 19341

Re: New Kent II Land Development Approval

Dear Mr. Fisher:

At their meeting on August 6, 2013 the Board of Supervisors authorized the execution of the escrow agreements and signed the final plans for the New Kent II Land Development. I will send a copy of the executed Financial Security Agreement to Summit Financial with a copy of this letter.

Please record the signed land development plans with Chester County and provide the Township with proof of recording and a copy of the recorded set for our records.

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

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: R. Robert McElwee, Summit Financial Services, Inc.

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshe.org

Date: 6/22/2015

To: Planning Commission

From: Mark Gordon, Township Zoning Officer



Re: Final Plan Revisions: New Kent Apartments / LD (1 New 12 Unit Apartment Building)

PC Members,

As most of you know, New Kent Apartments has an approved Land Development Plan to build a new two story, twelve unit apartment building near the tennis courts. The plan is recorded and the development agreements are in place. The applicant, Hankin Group, has a couple of revisions that they propose to the final recorded plan. The footprint of the building is smaller than the approved building and the height is proposed to be 3 stories and 35 feet tall. The building design has been changed due to market conditions in which Hankin has found that larger 2 bedroom units are very desirable. The approved plan proposes 8 one bedroom apartments and 4 two bedroom units. The revised building design has 6 one bedroom units and 6 two bedroom units. The one bedroom units will all be on the first floor and the two bedroom units will occupy the second and third floors similar to a town house. Each apartment still has a private exterior ground floor entrance.

This change will affect the bedroom mix of the complex therefore Hankin proposes to convert 2 of their existing two bedroom units within the existing community to one bedroom units with a den. This will satisfy the bedroom mix requirement. Hankin also proposes to reorient the tennis court and convert it to a "Sport Court" for Basketball, Tennis, Pickle ball, volleyball, etc.

There is no change to the storm water conditions, basin, or the storm water design. There are no changes proposed to the parking areas except that the Handicap parking will be relocated to the new parking lot in order to avoid significant grade changes that make the construction of the HC parking in the in the existing parking area problematic. There are also no changes proposed to the Landscape Plan.

Since this is an approved and recorded plan the SALDO allows for minor changes to a plan without requiring the applicant to comply with all SALDO procedures, so long as the plan is reviewed by the Township Engineer, PC and the Board of Supervisors approves the plan. Also, The applicant shall prepare a record plan and record it as an amendment to the current recorded plan.

The changes proposed meet the Zoning Ordinance Requirements and Hankin has submitted revised plans for your review on July 1.

DRAFT MOTION:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the Final Plan revisions for the Approved New Kent II Land Development Plan dated 10/9/2012 approved on 8/6/2013 and last revised on 6/15/2015 with the following condition:

1. The applicant shall convert both 309 and 312 Hampton Court into one bedroom units with dens prior to the issuance of any use and occupancy for the new building.

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: ~~June 25, 2015~~ ~~June 12, 2015~~ ~~May 7, 2015~~
To: Board of Supervisors
From: Rick Smith, Township Manager
Re: Up Coming meetings

We have a lot going on this summer.

~~Long Range Planning Session~~
~~May 27, 2015 2 9:30 am~~

Open Space, Parks and Recreation Plan

~~June 4, 2015 – Final draft issued to Committee (I will provide a copy to the Board)~~ ~~Copy to Board~~
~~on June 2, 2015~~

~~July 7, 2015~~ ~~June 16, 2015~~ @ 7pm – Board of Supervisors meeting (Board reviews final draft of plan)

~~July 16, 2015~~ ~~June 18, 2015~~ @ 7 pm- Committee meeting to review final draft of plan

~~July 31, 2015~~ ~~June 19, 2015~~ – Any changes are made (if needed) and plan is sent to CCPC and adjacent municipalities for review and comment

~~October 7, 2015~~ ~~August 5, 2015~~ @ 7 pm - Planning Commission public meeting and recommendation

~~October 20, 2015~~ ~~September 15, 2015~~ @ 7 pm– Board of Supervisors adopts at regular meeting

Paoli Pike Trail

~~May 21, 2015 @ 7 pm – Trail Committee Meeting #1~~

~~June 9, 2015 @ 7 pm – Property and Business owners meeting.~~

~~June 16, 2015 – Open House @ 6 pm, Presentation at Board meeting @ 7 pm.~~

~~August 24, 2015 @ 7 pm TBD – Trail Committee Meeting #2~~

Comp Plan

~~June 8, 2015 @ 7 pm – Presentation to Board of Supervisors~~

~~June 10, 2015 @ 7 pm – Presentation to ABCs~~

~~June 11, 2015 @ 8 am – Presentation to Business and Commercial owners~~

~~June 11, 2015 @ 7 pm – Presentation to General Public~~

~~July 27, 2015 – Final Draft to Jeannine Spears @CCPC for final comments~~

~~July 31, 2015 – Send Final Draft to CPTF, PC, BOS~~

~~August 17, 2015 – CPTF Final Meeting (recommendation)~~

On or about August 18, 2015 – Send to adjoining municipalities, CCPC, WCASD etc. for 45 day public input period.

October 7, 2015 – Planning Commission public meeting and recommendation

October 20, 2015 – Board of Supervisors adopt Plan at regular meeting

We are meeting with Tom C and Jeannine on 6/24 to review the comments made at the public meetings. We will also discuss the possibility of moving up the time frame for adoption. Perhaps we can adopt the Comp Plan and the Open Space Plan at the same time.

The Comp Plan Exec. Committee met with Tom C. and it appears that we will have a final draft of the comp plan ready for distribution to adjoining municipalities and the CCPC by late July. This will put us in a good position to adopt both plans on October 20th.

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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: 6/26/2015
To: Planning Commission
From: Mark Gordon, Township Zoning Officer
Re: Meeting Structure



Dear Commissioners,

I'd like to recommend a change to the meeting structure for your consideration. Currently the PC uses 30 minutes to review the agenda without public input. This seems unnecessary and possibly repetitive. It also delays the applicant for an additional 30 minutes and when they have consultants with them, that can be costly over the span of several meetings.

My recommendation is that the formal meeting begin directly at 7 PM and that each item be discussed as outlined in the agenda. Even the review of the meeting minutes. I can still give a brief, 30 second, background of each item, if needed, and then allow the applicant to present their plan, etc.

It just seems like a more efficient use of the Commissions' and the Applicants' time and it allows the applicant to present their plan and address the PC's questions themselves.

If the PC agrees I'd suggest trying the new format for three months to see how it goes.



NEW KENT II PROJECT NARRATIVE

June 19, 2015



Hankin Group
707 Eagleview Blvd
Suite 400
Exton, PA 19341

610.458.1900
www.hankinggroup.com

New Kent Apartments

Introduction

The Hankin Family Limited Partnership (Hankin) is the owner and developer of the New Kent Apartment complex, which contains approximately 30.8 acres and is located at the northwest corner of Route 352 and Boot Road, East Goshen Township, Chester County, PA.

Map 1 shows the project location on an aerial map, the development area is highlighted in yellow.

Map 1: Site location



Background:

On February 19, 2013 the Board of Supervisors unanimously approved the Final Land Development plans for New Kent Apartments II. These plans illustrate the construction of a new 12 unit apartment building (8 one bedroom units and 4 two bedroom units), 30 parking spaces (10 spaces allocated for future parking), a picnic area and alterations to the existing tennis courts. Over the past year, Hankin has further studied the approved plans in conjunction with the market place and tenant requests, based on this information Hankin is proposing certain modifications to

the approved plans. These changes are intended to increase residential unit variety and improve recreational areas and connectivity. The following paragraphs highlight the plan modifications.

Apartment Building:

The proposed 12 unit building will accommodate an even mix of one and two bedroom units with the one bedroom units being located on the first floor and the two bedroom units spanning the second and third floors. The design of the 2 bedroom units attempts to provide a living arrangement similar to that of a townhouse. In order to accommodate the new building design we propose reducing the building footprint by approximately 800 sf and increasing the building height to 3-stories.

Density:

No change is proposed to the overall unit count or overall mix of units. The proposed new building will contain a mix of 6 one bedroom units and 6 two bedroom units. In order to maintain the same unit mix Hankin is proposing to convert 2 two bedroom units in an existing building into one bedroom units.



Active Recreation Area:

The approved plans proposed to retain one of the two existing tennis courts east of the clubhouse, Hankin is proposing to modify the tennis court for use as a Sport Court. Sport Courts provide a surface that can be utilized by various sports providing active recreation flexibility to the residents. The image below is an example of a Sport Court striped for basketball, volleyball and tennis.



In addition to the sport court, Hankin proposes a 12' x 20' pavilion and additional pedestrian walkways. The walkways have been designed to interconnect the proposed recreational areas with the existing clubhouse and pool area.

Building and Overall Impervious Cover:

As shown in the table below, building coverage is reduced as a result of the smaller building footprint while the overall impervious coverage ratio remains constant as a result of increased pedestrian connectivity.

	Approved Plans	Plan Amendment	Allowable
Building Coverage	15.33%	15.26%	20%
Impervious Coverage	39.94%	39.94%	40%

Parking:

No change is proposed to the overall parking count. Hankin is proposing to relocate the two handicap stalls from Kent Drive to the proposed parking lot south of the new building. The revised location provides for more gently sloping ground and easier compliance with the Americans with Disabilities Act.

Stormwater Management:

No change has been made to the stormwater basin designs, stormwater piping or impervious coverage.