

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, August 5, 2015
7:00 PM**

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

Aug 04, 2015	Board of Supervisors	7:00 pm
Aug 05, 2015	Planning Commission	7:00 pm
Aug 06, 2015	Park Commission	7:00 pm
Aug 10, 2015	Municipal Authority	7:00 pm
Aug 11, 2015	Board of Supervisors	7:00 pm
Aug 11, 2015	Deer Committee	7:00 pm
Aug 12, 2015	Conservancy Board	7:00 pm
Aug 13, 2015	Historical Commission	7:00 pm
Aug 17, 2015	Comp Plan Task Force	7:00 pm
	Final Meeting	
Aug 18, 2015	Board of Supervisors	7:00 pm
	NO MEETING	
Aug 19, 2015	Futurist Committee	7:00 pm
Aug 20, 2015	Local Traffic Advisory Committee	1:00 pm
Aug 20, 2015	Commerce Commission	7:00 pm
Aug 24, 2015	Trail Committee	7:00 pm
Aug 29, 2015	Community Day	t/b/d
- Newsletter Deadlines for 2015:
 Fall: August 31
 Winter: October 30

Bold Items indicate new information to review.

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
July 1, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, July 1, 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 Kier. Also present was Mark Gordon, Zoning Officer; and Janet Emanuel, Supervisor.

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. INFORMAL MEETING – 7:00

1. Before the meeting the Commission took some time to acknowledge Al's years of service on the Planning Commission. Senya Isayeff, Marty Shane and Rick Smith were present for this.
2. The June 3 minutes were reviewed.
3. Mark explained the changes that New Kent Apartments wants to make to the plans for a new building. The plan was approved in 2012. Comments were received from Pennoni, the Township Engineer.
4. Mark reported that the Executive Committee for the Comprehensive Plan met and Tom is making a few changes that Jeannine requested. He reviewed the remaining dates in the process and they expect it to be adopted on October 20, 2015.
5. Meeting Structure – Mark made a recommendation to change the structure of the Planning Commission's meetings by eliminating the 30 minute workshop and start the formal meeting at 7:00 pm. He feels it is repetitive and adds time that can be costly to applicants when they have consultants. Everyone agreed to start the formal meeting at 7:00 pm for 3 months.

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. Mark mentioned that since 1999, 6,000 service people have died. He asked that we also remember the 128,000 who died from suicide.
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 June 3, 2015 meeting were approved as corrected.
5. Dan introduced Brad Giresi who was appointed by the BOS to fill Al's position on the Planning commission.

C. SUBDIVISION & LAND DEVELOPMENT APPLICATIONS

1. New Kent Apartments – Neal Fisher was present to represent the applicant, The Hankin Group. They are proposing some revisions to the original plan that was approved in 2012. He explained that market conditions have changed and larger 2 bedroom apartments are very desirable. The revised plan will have a smaller footprint but will have 3 stories and 35 feet tall. The revised building has 6 one bedroom units on the first floor and 6 two bedroom units on the 2nd & 3rd floors. Each unit will still have a private exterior ground floor entrance. Also they will reorient the tennis court and convert it to a "Sport Court" for basketball, tennis, pickle ball, volleyball, etc. The Township Engineer has reviewed the proposed plan and had a few comments which Neal said they will comply with. There will be 1 ADA accessible unit with 2 parking spots.

1 Al moved to recommend that the Board of Supervisors approve the Final Plan revisions for the Approved
2 New Kent II Land Development Plan dated 10/9/2012 approved on 8/6/2013 and last revised on
3 6/15/2015 with the following condition:

- 4 1. The applicant shall convert both 309 and 312 Hampton Court into one bedroom units with
5 dens prior to the issuance of any use and occupancy for the new building and will comply
6 with Pennoni Engineering comments.

7 Jim seconded the motion. The motion passed. Dan Daley abstained and recused himself from this
8 discussion.
9

10 **D. LIAISON REPORTS**

- 11 1. Board of Supervisors – Janet reported that the Open Space and Recreation Plan will be a
12 separate document and only mentioned in the Comprehensive Plan instead of being included
13 in the Comp Plan. They gave approval for Jason Lang to form a committee for the Tot Lot
14 Plan in East Goshen Park. Jim McRee tentatively will be the Planning Commission member
15 on this committee.
16 2. Trail Plan – Mark reported that the public attendance at the meetings has been very good.
17 The next meeting is August 24 at 7:00 pm.
18

19 **E. ANY OTHER MATTER**

- 20 1. Boy Scout Brian Andiaro was at the meeting as part of his Community Service merit badge.
21 He will be a freshman at East High School in September. Dan explained what the Planning
22 Commission does.
23

24 **F. ADJOURNMENT**

25 There being no further business, Al moved to adjourn the meeting. Monica seconded the motion.
26 The meeting adjourned at 8:30 pm. The next regular meeting will be held on August 5, 2015 at 7:00
27 pm.
28
29

30 Respectfully submitted, _____
31 *Ruth Kiefer, Recording Secretary*

Memorandum

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Date: 7/29/2015
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mb*
Re: Zoning Ordinance Review Recommendations

Commissioners,

Here are the items identified in Articles I-IV in the Review of the Zoning Ordinance that either pose some inconsistencies or require some clarifications in the code:

Article II

1. PRD / PUD

A planned residential development (PRD) is spelled out in the specific intent 240-8.A.(1). The R-1 is the Hershey's Mill community and was developed as a PRD. A PUD is not defined in the ZO.

Definition of PUD: (Wikipedia):

A **planned unit development (PUD)** is a type of building development and also a regulatory process. As a building development, it is a designed grouping of both varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, all within one contained development or subdivision.

The PA MCP does not call out PUD's therefore our Zoning Doesn't need to address them. Our Zoning Ordinance essentially provides the regulatory tool to develop all of the aspects covered in a PUD.

Recommendation: this section is fine and doesn't need to be amended.

2. Animal Husbandry:

- a. Is listed as accessory use however referred to as requiring conditional use approval in the R-2 [240-9.B.(2)]. As I read the ordinance closely I believe that there are substantial inconsistencies and find the code nearly impossible to interpret.

Recommendation: All aspects so of this ordinance be amended to be more readable and enforceable. The PC should develop a clear and

simple objective to communicate to the Board that would encompass the use across the Zoning Ordinance. Once a clear objective is established the solicitor could draft an amendment for review.

- b. There are two definitions of Animal Husbandry in 240-6 that need consistency. This needs to be included in the review of Animal Husbandry.
- c. Look at the applicability of this use in the R-2 and R-4
The use could be permitted for all Residential districts as long as a clear definition and standard is outlined for setbacks, etc.

3. Temporary Structure:

a. Definition

Webster's online: *lasting for a limited time*

Recommendation: We could add a definition for temporary structure which includes a finite period of time. We could specify that a permit is required for the temporary structure and a permit shall only be valid for a defined period of time.

"Temporary Use" is also outlined in the ordinance and it is also not defined. **Recommendation:** Define Temporary Use and develop a standard that specifies that a permit is required for the temporary use and a permit shall only be valid for a defined period of time.

4. R-2, R-3, and R-4: Publically and Privately owned recreation

I don't see any issue with how these uses are currently identified in the residential districts.

5. R-2, R-3, R-4 and R-5: Solar

This use is a permitted accessory use in all residential districts and a standard is outlined in §240-32.O Accessory Uses / Solar energy system. Today, solar panels can be installed on the ground. This could create an objectionable view for neighbors. All the residential applications I have seen are roof mounted, however someone could install them in their yard and currently there is no requirement to screen them from ground view or enclose the area from curious children.

6. R-2, R-3, R-4 and R-5: Wind

This use is permitted in all residential districts except the R-2 and R-5 a standard is outlined in §240-32.T Accessory Uses / Windmill.

Recommendation: Amend the R-2 to permit this use, I believe it was an oversight since it's allowed in Milltown with ~10K s.f. lots (R-3) and not in the R-2 with 25K s.f. lots. The terminology could be looked at too, for consistency: i.e. Windmill and Wind-generated Energy systems but this isn't a huge concern, the meanings are synonymous.

7. Single Family Cluster should be highlighted in the NOTES of 240-9.G directing readers to 240-28 for specific area and bulk regulations.

This is an easy fix.

8. Single Family Openspace should be highlighted in the NOTES of 240-9.G refereeing readers to 240-36 for specific area and bulk regulations.

This is an easy fix.

Article III

1. C-1
 - a. 240-14.B.(6): C-1 Post Office Sale of goods on site?
 - b. 240-14.B.(13): Outdoor retail sales of Christmas trees
 - c. 240-14.C.(2): Outdoor retail sales of Christmas trees
 - d. 240-14.E.(2): Outdoor Storage (Define!)
 - e. 240-14.E.(6): Temporary Use (Define!)
2. C-2
 - a. Should we add "Standard restaurant with take-out service" to the uses by right?

Article IV

240-19.C.(23) Research – This is allowed in I2 but not BP.

240-19.E.(1) – Solar or Wind-generated energy systems. Move this to Conditional Use. Should we set design standards? Dan mentioned that another municipality is fighting a large solar field. Solar can be used as an accessory for a business but not as the business. If an accessory, allow only on the roof. If more than that, it has to go to conditional use in I1, I2 and BP.

240-19.G.(Max Building Height)– Since the height for apartments has been raised should this be raised. Dan pointed out that West Goshen allows up to 40 feet high.

240-20 Review of I-2 district. Dan feels there is a lot of redundancy in I-1 & I-2. Jim suggested that, if is allowed in I-1, it is included in I-2.

240-20.D(1) and (10) are these the same? Remove (10).

240-20.D.(6) and (24) on page 9 are the same. Remove (24) on page 9.

240-20.F.(2) Typo: change 1-2 to I-2.

240-20.F.(2) (b)– Just say Permitted Uses because the uses are shown in (a). (c) and (d) have references to Article V. This may need some additional thought because permitted uses include conditional uses.

240-20.F.(3) (a) 330/150 feet from what?? Minimum perimeter building setback (d) Maximum Building Height – Can the editor's notes be incorporated into the zones for clarification. The notes are attached to the definitions.

240-20.F.(3)(g) Two buildings on one lot – Do we want to keep this? Yes, I believe this adds some flexibility to property owners.

240-20.F.(4) National Register of Historic Places – Does the Historical Commission want to make any comments on this section? This section was written to preserve the Chamber building and allow it to be subdivided and conveyed separately.

240-20.G.(3) – rooftop structures – Should solar panels be included? Solar panels on a roof which project higher than the roof top are interpreted as roof top structures and therefore required to be screened.

240-21.B.(1) (2) & (3), consolidate (1) & (2) into (3). These are separate because the code outlines separate standards in 240-34.

240-21.B.(4) Make this a conditional use. What impacts does this use have that could require the Board to impose conditions?

Article V:

I'm consolidating notes on Articles V-IX; I'll have a summary for you on Tuesday.