

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, March 2, 2016
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. February 3, 2016
- F. Subdivision and Land Development Applications**
 - 1. 943 Cornwallis Drive (SD/LD)
 - 2. Goshen Friends (Amend 2004 LD Plan)
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. Old Business
- J. New Business
- K. 2016 Goals**
 - 1. Objective 6.2 / 2015 Comp Plan
- L. Any Other Matter
- M. Liaison Reports
- N. Correspondence

Newsletter Deadlines for 2016:
Summer: May 2, 2016

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	Comments
943 Cornwallis Drive	SD/LD	P/F	2/16/16	3/2/16	2/17/16	2/17/16	2/18/16	NA	5/11/16	5/31/16	NA	5/31/16	
814 N. Chester Rd. / Goshen Friends School	LD	S	2/25/16	3/2/16	NA	NA	2/26/16		NA	NA	NA	NA	
Bold = New Application or PC action required													

Completed in 2016

1420 E. Strasburg Rd.	SD/LD	Sk	1/26/16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
930 N. Chester Rd. / Gary and Paula Moore	SD	P/F	10/23/15	11/4/15	10/26/15	10/26/15	10/28/15		1/13/16	2/2/16	NA	2/2/16	APPVD.
942 Cornwallis Drive / Robert and Amanda Gionfrido	SD	P/F	11/25/15	12/2/15	11/25/15	11/25/15	11/25/15		2/3/15	3/1/15	NA	3/1/15	APPVD.

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
February 3, 2016

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, February 3, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Jim McRee, Monica Close, Lori Kier, Dan Landis and Brad Giresi. 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. FORMAL MEETING – 7:00

1. Adam called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment of silence to remember our troops.
2. Adam asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Adam reviewed the Tracking Log and determined no need for a workshop
4. Adam noted that the minutes of the January 6, 2016 meeting were approved as amended.

B. SUBDIVISION & LAND DEVELOPMENT

1. 1420 E. Strasburg Road (Sketch Plan) – Jim Brandolini (Developer) spoke for owner Antoinette Brakman who was also present. Jim explained that this is a 5.084 acre parcel which currently has a single family dwelling, shed and driveway on it. The proposal is to subdivide into 3 lots as follows:
 - a. 1.483 acres for the existing house which would remain.
 - b. 1.276 acres for a new single family dwelling with driveway off the shared common driveway.
 - c. 2.324 acres for a new single family dwelling with driveway off the shared common driveway

Public water and sewer are proposed with public sewer tie-in to the existing sewer in Brooke Drive. The proposed new homes will be 3,000-4,000 sq. ft. They met with PennDOT regarding the sight distance for the driveway and will have a survey crew work on this.

Adam is concerned about ingress and egress from the property since people tend to drive fast here. Mark met with the Township Engineer who is concerned about the egress and the sewer. There is a 50 foot wide easement from Brooke Dr. to Strasburg Rd. A corner of the property line goes out into Strasburg Road so the owner will gift the portion needed to make the new property line run along the road. Mark discussed tree requirements.

C. 2016 GOALS

1. Adam asked the members to read the sections of the Comprehensive Plan regarding the Trail and Town Center. Brad mentioned that he attended the Futurist Committee meeting. They discussed the gateway locations at Boot Rd. and Rt. 352 and possible visuals. Mark and Janet commented that the signage package for the Town Center area will coordinate with the Park signage package.

1 **E. ADJOURNMENT**

2 There being no further business, Adam moved to adjourn the meeting. Dan Landis seconded the
3 motion. The meeting adjourned at 8:00 pm. The next regular meeting will be held on March 2, 2016
4 at 7:00 pm.
5

6
7 Respectfully submitted, _____
8 *Ruth Kiefer, Recording Secretary*

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

FYI

February 22, 2016

Dear Property Owner:

The purpose of this letter is to inform you that T. Richard Moser Land Developers LP, equitable owner of 943 Cornwallis Dr., West Chester, PA 19380, has submitted a Subdivision Application for the property at 943 Cornwallis Drive, West Chester, PA 19380. The plan proposes to subdivide the 2.6 acre lot into two residential building lots.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of subdivision application submissions.

The application and plan will be reviewed and discussed at the following meetings:

<u>March 2, 2016</u> -	Planning Commission Meeting (7:00 pm)
<u>March 9, 2016</u> -	Conservancy Board (7:00 PM)
<u>March 14, 2016</u> -	Municipal Authority (7:00 PM)
<u>April 6, 2016</u> -	Planning Commission (7:00 PM)
<u>April 19, 2016</u> -	Board of Supervisors (7:00 PM)

All meetings are held at the Township Building and are open to the public. The meeting dates and times above are **subject to change without further written notice** to surrounding property owners. The plans and application are available for public review at the Township building during normal business hours. Please give me a call if you have any questions, need a special accommodation to participate in the meeting or if need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: Township Authority, 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: 2/25/2016
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: Goshen Friends Land Development Plan

Dear Commissioners,

The Goshen Friends has submitted a revision to their approved LD Plan from 2004. The LD Plan identifies the construction of a new school building and offices in two phases. Phase one of the plan was completed some time ago and now they are proposing to move forward with phase two, however phase two has been modified slightly from the approved plan.

Originally phase two anticipated the construction of a large multi-purpose building (Gym, Auditorium, Cafeteria and office space), however the School has decided not to build the multi-purpose building and just build the administrative office as a stand-alone building. This revision to the Phase 2 portion of the plan reduces the impervious area and storm water runoff will still be captured by the SWM basin that was installed as part of Phase 1. The parking and circulation will not change.

The SALDO Covers this type of resubmissions of a LD plan in §205-11.B. Minor changes can be reviewed without a full review of the plan by the CCPC. These resubmissions shall be reviewed by the PC and a recommendation forwarded to the BOS.

Staff believes that the revision proposed is a minor modification to the approved plan and since all the major land improvements were completed in phase one (i.e. SWM, Parking and circulation) this resubmission fits into the minor category. Staff believes that enough information has been provided for the PC to make a decision at this time.

Draft Motion:

Mr. Chairman, I move that we recommend that Board of Supervisors approve the revisions to the approved Goshen Friends School Land Development plan from December 21, 2004 as depicted on the Goshen Friends School Phase 2 Revised Plan dated 02-25-2016 with the following conditions:

1. The plan is revised, removing the multi-purpose building and walkways that will not be constructed.
2. The plan is revised to add a signature block for the Board of Supervisors.
3. The plan is revised to accurately depict the termination of the proposed sidewalks.

September 8, 2004

Mrs. Susan MacCardell, Business Manager
Goshen Friends School
814 N. Chester Rd.
West Chester, PA 19380

RE: Final Land Development Plan
Goshen Friends School

Dear Susan:

Please be advised that at their meeting on Tuesday, September 7, 2004, the Board of Supervisors approved the final land development plan for the Goshen Friends School, dated December 23, 2002, and last revised July 27, 2004 with the following conditions:

1. Prior to the commencement of any construction of the improvements depicted for Phase I, the applicant shall provide the Township with a copy of the NPDES Permit and Letter of Adequacy from the Chester County Conservation District.
2. Prior to the commencement of any construction of the improvements depicted for Phase II, the applicant shall provide the Township with a copy of the NPDES Permit, the Letter of Adequacy from the Chester County Conservation District, the Joint Permit from the US Army Corp of Engineers, and confirmation from the Township Engineer that the connection to the public sewer system is in accordance with Township standards.
3. The applicant shall relocate the topsoil pile to a new location acceptable to the Township Engineer and Chester County Conservation District.
4. Prior to the commencement of that portion of the building depicted in Phase II, the applicant shall provide the Historic Commission with the proposed materials and finishes for that portion of the building.

Executed copies of the plans will be released for recording after the escrow has been posted.

If you have any questions, please feel free to call.

Sincerely yours,

Diane L. Degnan
Office Manager

dld

cc: Robert Plucienik, P.E., Chester Valley Engineers, Inc.

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Chester)\090804approvallettertogoshenfriendsl.doc

Goshen Friends School Land Development Plan Narrative
February 25, 2016

Purpose – To request approval for a minor change to Land Development Plan approved in 2004.

Background - Goshen Friends School was founded in 1959 by Barbara Dixon and Goshen Friends Meeting to provide Kindergarten education to farm families in rural East Goshen Township. As the years passed, Pre School Classes and eventually Grade School Classes through Fifth Grade were added in the 1980s.

In December 2004, a Land Development Plan was approved for two phases of construction. Phase 1 consisted of an addition to the existing meetinghouse, new driveways, parking areas, and a drainage basin to accommodate runoff from two buildings, one to be built as part of Phase 1 and one to be built later as part of Phase 2.

All of Phase 1 was completed in 2006 including the construction of a classroom building for Kindergarten thru Fifth Grade. We have spent the years since then raising money for a second building, and have revised our original plans to accommodate the current needs of the school.

Request - We are now ready to complete Phase 2 and hereby request a minor change to the Land Development Plan. The Plan approved in 2004 included a large multipurpose building and administrative offices labelled as Phase 2, to be constructed on the north side of the eastern end of the classroom building (closest to Bellingham). The multipurpose building on the approved LD Plan had a footprint of over 5,000 square feet.

Our plans now are to construct a small administrative office building (approx. 1,300 square feet) on the north side of the western end of the classroom building (closest to Route 352). This building will be called the Welcome Center. The placement of this new building is slightly outside the footprint of the multipurpose building on the approved LD Plan, yet much smaller and placed so that all runoff from roofs will flow into the drainage basin. As stated above, the drainage basin was designed and built to accommodate a much larger building.

The need for a multipurpose room will be met by converting the main floor of the older Quaker meetinghouse – known more recently as The Grange building – from two classrooms back to one larger meeting room as it was originally constructed several hundred years ago. This will provide a multipurpose space that can be used for large all school gatherings, indoor gym class, lunch room for grades K-5, indoor recess space, and art and music classes. We have approval of our plans for the Grange building from our Landlord (Goshen Monthly Meeting) and the Goshen Grange Chapter 151 which still uses the building for meetings.

The existing administrative office space in the upper Pre School building will be converted into an additional Pre School classroom to accommodate the class that is currently held on the main floor of the Grange building.

Goshen Monthly Meeting has approved all our plans.

We ask for your approval of this minor change in the Land Development Plan to allow us to continue to provide the high quality education that Goshen Friends School has been known for.

Historical Footnote - for those interested:

The construction of two Quaker meetinghouses next to each other came about as a result of a theological disagreement among Quakers in the early 1800s. Many Quaker meetings in the Philadelphia area including those in the West Chester area, split up and built a second meetinghouse nearby. The theological differences were eventually overcome and most meetings joined together again by the early to mid 1900's.

At Goshenville, around 1900, the original meetinghouse and a small plot of land was sold to a rural community organization (consisting mostly of farm families that lived nearby) with many chapters throughout the country. The Grange, founded in 1867, is a nonprofit, non-partisan, fraternal organization that advocates for rural America and agriculture. With a strong history in grassroots activism, family values and community service, the Grange is recognized as America's number one rural family organization. There are nearly 80,000 members in 2000 local community Granges across 41 states. It is the oldest agricultural and rural organization of its kind in the United States.

Goshen Grange Chapter No.151 still exists today and continues to use the original meetinghouse for their gatherings, even though the land and building were sold back to Goshen Meeting when the School added grade school classes. The current President, and first female President, of the Grange's National organization is Betsy Huber, a native of this area who grew up as a member of the Goshen Grange in the mid 1900s.

Submitted by

Goshen Friends School
February 25, 2016

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

February 26, 2016

Dear Property Owner:

The purpose of this letter is to inform you that the Township has received a plan from the Goshen Friends School to amend their approved Land Development Plan and are requesting to make minor revisions to the approval. The Goshen Friends School received Land development approval from the Township in 2004 to build new school buildings on their property. The project was scheduled in two phases and phase one has been completed. Phase two of the project was to build a multi-purpose building which would house an auditorium and offices. The School has decided not to build the multi-purpose building and is planning to only construct the proposed administrative offices. All the major site work for the project was completed during phase one of the project.

Minor changes to Land development plans can be reviewed without following the full review process. This type of resubmission is reviewed by the Planning Commission and recommendations are forwarded to the Board of Supervisors for approval.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified when land development plans are received.

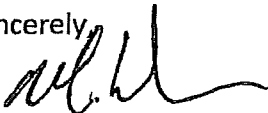
The meeting dates and times scheduled for the review, discussion and possible approval of this application are outlined below. These meeting dates and times are subject to change without further written notice.

March 2, 2016: Planning Commission meeting (7:00 PM)

March 15, 2016: Board of Supervisors meeting (7:00 PM)

All meetings are held at the Township Building and are open to the public. The subdivision application and plan are available for review during normal business hours. Please give me a call at or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

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: 2/25/2016

To: Planning Commission

From: Mark Gordon, Township Zoning Officer *mg*

Re: 2016 Goal

Dear Commissioners,

As you may recall the BOS assigned the PC one Goal for 2016. The PC goal for 2016 is Objective 6.2 of the 2015 Comprehensive Plan.

I spoke with Rick about specifics that the Board wants and the Board wants the PC to develop an action plan for the implementation of Objective 6.2.

Objective 6.2 is clearly defined in the comp plan with recommendations and action items already so I suggest we start off with a visioning session(s) to identify key tasks needed to deliver each of the action items listed.

I've included the Comp Plan objective and the Comp Plan appendix section relating to this objective for your use.

Memo

East Goshen Township

E-mail rsmith@eastgoshen.org

Date: October 28, 2015

To: Commerce Commission, Conservancy Board, Futurist Committee, Historical Commission
Municipal Authority, Park and Rec Commission and Planning Commission

From: Rick Smith, Township Manager

Re: ABC Goals

November 5, 2015 - Board of Supervisors – See comments below

At their meeting on Tuesday, October 27, 2015 the Board approved the following tentative ABC Goals (aka action items) for 2016. The Board intends to finalize the list of goals at the Annual Planning Session which will be held on Saturday January 9, 2016.

In addition the new Comprehensive Plan and the Parks, Recreation and Open Space Plan (Plans), each have a number of action items with an "On-Going" priority. The Board's expectation is that each ABC will continue to implement these action items going forward.

If you have any comments, questions or concerns about your respective ABC's Goal(s) please provide them to me by December 30, 2015. This will allow for an informed discussion at the Planning Session in January. Additional information about all of the goals and their method of implementation can be found in the Plans.

Comprehensive Plan

Board of Supervisors

Goal 7.3 Allowing for new uses and smaller incubator businesses in the corporate parks and industrial park

This would require some changes to the Zoning Ordinance. Suggest you direct staff, with input from the Commerce Commission who has a supporting role in this objective, to develop a list of possible changes to the Zoning Ordinance.

Goal 6.2 Transforming the Paoli Pike Corridor into a walkable, connected artery. ***The***

Suggest you direct staff, to work with the Planning Commission who has a supporting role in this objective, to develop an action plan to implement this objective.

Commerce Commission

Goal 7.3 Allowing for new uses and smaller incubator businesses in the corporate parks and industrial park.

Goal 6.1 Transforming the Town Center into a viable, walkable, visitable Place. Senya agreed to act as the liaison from the BOS.

Conservancy Board

- Goal 11.5 Continuing riparian buffer plantings throughout the Township.
- Goal 11.8 Reviewing and updating tree replacement standards as needed.

Futurist Commission

- Goal 6.1 Transforming the Town Center into a viable, walkable, visitable Place. Senya agreed to act as the liaison from the BOS.

Historic Commission

- Goal 13.6 Considering simplified Historic Preservation standards
- Goal 13.5 Considering simplified Historic Preservation requirements

Park and Recreation Commission

- Goal 9.2 Developing the Paoli Pike Trail to create the linkage between West Chester and Malvern, through East Goshen from West Goshen to Willistown. In addition the Board suggested the Commission also consider the potential for “feeder” trails from the various developments to the Paoli Pike trail.
- Goal 8.6 Increasing pedestrian circulation along Paoli Pike, especially in the form of a “Paoli Pike Promenade” with Sidewalks and Crosswalks, as well as increasing pedestrian circulation and pedestrian safety along Greenway, with Trails, Walkways and Crosswalks.

Planning Commission

- Goal 6.2 Transforming the Paoli Pike Corridor into a walkable, connected artery.

Parks, Recreation and Open Space Plan

Board of Supervisors

- Goal 1.1A Adopt the parkland standard of 28.20 acres per 1,000 residents
- Goal 1.1B Adopt a Mandatory Dedication of Parkland Ordinance

Conservancy Board

- Goal 1.5 Develop a public education program to increase public awareness, appreciation and engagement in managing natural resources and park features.

Objective 6.2. – Transform the Paoli Pike Corridor into a walkable, connected artery.

Paoli Pike offers a timely opportunity to help sustain the quality of life and economic prosperity. Travelers of this pike experience agricultural, natural, residential, high-tech/office, retail shopping, municipal, and recreational landscapes. Unlike the West Chester Pike corridor, the Paoli Pike corridor can, through careful planning, management, and enhancements: a) preserve the Township's unique character; b) provide a wide range of land uses while encouraging continued investments in corridor's built environment; and c) serve as a safe route for cyclists, joggers, and pedestrians.

Recommendation 6.2.1. – Consistent with the Central Chester County Bike and Pedestrian Plan, explore the engineering feasibility of a proposed multi-purpose trail to run parallel to Paoli Pike.

Action Item 6.2.1.1. – Utilize available funding from DVRPC or Chester County to continue to implement preliminary engineering of a multi-purpose trail and contract with a consultant to perform the work.

Action Item 6.2.1.2. – Seek funding for the construction of a multi-purpose trail in one or more phases.

Recommendation 6.2.2. – Explore design and other improvements at key locations along, and proximate to, the Paoli Pike corridor through a corridor master planning process.

Action Item 6.2.2.1. – Work with the Chester County Planning Commission and DVRPC to identify, and secure, funding for a Paoli Pike corridor master plan.

Action Item 6.2.2.2. – With funding, solicit proposals from qualified consultants and contract with a consultant to work with the Township to develop a master plan for the corridor, including: study intersection modifications, streetscape enhancements, access management, sidewalk construction, Town Center Workshop.

Action Item 6.2.2.3. – Identify priority projects stemming from the corridor master plan and develop an implementation timeline.

Action Item 6.2.2.4. – Create a funding strategy to advance project implementation.

Recommendation 6.2.3. – As part of the master plan, create a sense of place along the Paoli Pike corridor that helps to define the Township and promote ready access to Township amenities.

Action Item 6.2.3.1. – Define principal points of interest and destinations to be identified within the Paoli Pike Corridor.

Action Item 6.2.3.2. – Identify principal directional, gateway, landscaping and design needs to enhance the Paoli Pike Corridor, and develop signage and other project design materials.

Action Item 6.2.3.3. – Identify funding sources for signage, gateway, and other design recommendations.

Action Item 6.2.3.4. – Prioritize and construct projects once funding is secured.

East Goshen Township Comprehensive Plan 2015

6. Land Use Plan:

The Future Land Use Plan embodies the retention of Existing Land Use, and the Vision for growth and change over the next 10 years.

The overall numerical thresholds for Future Land Use include:

- maintaining about 55% of the land base for diverse housing types (as residential land use currently comprises about 53.6% of the Township);
- maintaining about 27% of the land base for open space and recreation (as open space/recreation land use currently comprises about 27.2% of the Township);
- growing the commercial-industrial-work place areas toward 10% of the land base (compared to an existing 7%); and
- maintaining about 8% of the land base for other diverse opportunities, including institutional and mixed-use.

Future Land Use Plan

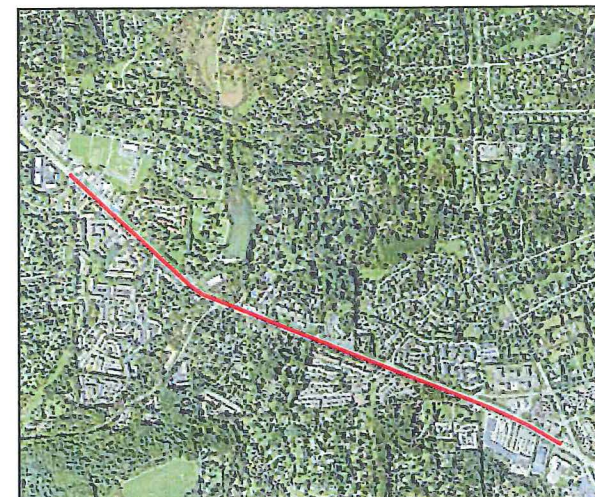
The Key Elements of the Future Land Use Plan include:

- 6.1. transforming the Town Center into a viable, walkable, visitable Place;
- 6.2. transforming the Paoli Pike Corridor into a walkable, connected artery;
- 6.3. transforming the West Chester Pike Corridor into a more functional and attractive artery;
- 6.4. continuing to receive guidance from the Authorities, Boards and Commissions (ABC's);
- 6.5. continuing effective governance by the East Goshen Township Board of Supervisors; and
- 6.6. continuing to accommodate a diverse mix of residential, commercial, institutional, light industrial, and recreational uses.

Please refer to Appendix A-3 for additional details.



Town Center



West Chester Pike

