

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Workshop Meeting Agenda  
Wednesday, March 16, 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
- 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**
  - 1. Pool setback requirements for Single-family open space developments**
- 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.**

# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380  
Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

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Date: 3/11/2016  
To: Planning Commission  
From: Mark Gordon, Township Zoning Officer  
Re: Swimming Pool Setbacks for Single Family Open space Development (SFOD)

Dear Commissioners,

As we discussed, Mr. and Mrs. Robbins from 905 Sorrell Hill have Commissioned Anthony & Sylvan Pools to design a pool for them at their new home in the Sorrell Hill Development. The pool does not meet the setback requirements of 25 feet from the Side and Rear property lines, IAW §240-32.Q(1). Mr. and Mrs. Robbins have submitted a Zoning Variance Application for the pool.

As requested the Staff has done additional analysis with the assistance for the Township engineer and graphical and tabular results are provided for your review.

**Staff Recommendation:** It is the opinion of the staff that an amendment to the code modifying the Swimming Pool Accessory Use section of the Zoning Ordinance is appropriate and such an amendment can still accomplish the original spirit of the setback requirements.

**Draft Ordinance Recommendation:**

240-32 Accessory uses

Q.  
Swimming pool.

(1)

Pools shall be located behind the building setback line where applicable and in no case shall the edge of water be closer than 25 feet to any lot line.

Exception: Pools constructed within an approved single-family open space development shall be located behind the single family home and in no case shall the edge of water be closer than five feet to any lot line or 25 feet to any development boundary line.

(2)

Fencing.

(a)

All pools shall have a permanent enclosure erected and maintained that entirely and completely surrounds the pool. The enclosure shall extend not less than four feet above the ground. All gates shall be self-closing, self-latching and lockable with latches placed at least four feet above the ground. The enclosure shall be constructed so as to prohibit the passage of a sphere larger than four inches in diameter through any opening or under the fence. Fences shall be designed and constructed to withstand a horizontal concentrated load of 200 pounds applied on a one-square-foot area at any point of the fence/enclosure.

(b)

Aboveground pools (which shall include pools less than 10% in-ground) shall not require a fence if the walls of the pool are at least four feet above grade on all sides, but any fixed stairway or entranceway shall be entirely and completely enclosed to a height of four feet above ground, and any gate shall be self-closing, self-latching and lockable with no openings that will pass a sphere greater than four inches in diameter. Any removable access, such as a ladder, need not comply, but must be removed when not in use.

(3)

The land area occupied by a pool and any accompanying structure shall be included in the impervious coverage percentage.

(4)

If the pool is supplied from a private well, there shall be no cross-connection with a central water supply system. All water supply inlets shall be above the overflow level to the pool.

(5)

No swimming pool shall have a drainage system connected to the sanitary sewers. All methods of drainage shall be stated on the Zoning Permit and be approved by the Township Engineer.

(6)

No loudspeaker or amplifying system shall be permitted which will project sound beyond the boundaries of the property.

(7)

All lighting shall be located as not to shine directly beyond the limits of the property.

**Draft Motion:**

Mr. Chairman, I move that we send a recommendation to the Board of Supervisors to consider amending the accessory use requirement for swimming pools, §240-32.Q, adding an exception for pools constructed within Single-family open space developments do to the reduced lot sizes and surrounding open space. This will permit a normal size swimming pool to be constructed on these lots. The existing ordinance requirement for pools essentially prohibits swimming pools within Single family open space developments. This will permit equitable use of swimming pools as an accessory use for property owners within single-family open space developments.

EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
1580 PAOLI PIKE  
WEST CHESTER, PENNSYLVANIA  
19380

February 8, 2008

EAST GOSHEN TOWNSHIP  
Board of Supervisors  
1580 Paoli Pike  
West Chester, Pa. 19380

Re: Swimming Pool Amendment

Dear Board Members:

At the Planning Commission Meeting on February 6, 2008 a motion was made and seconded to recommend that the Board of Supervisors revise the swimming pool requirements in the Zoning Ordinance to permit swimming pools in a Single Family Open Space Development to be located a minimum of 10 feet from an internal lot line. The pool would have to be at least 25 feet from the tract boundary. They also recommended that the Applicant revise the HOA documents, if necessary, to address the swimming pool issue.

The Commission members noted the following during their discussion of the motion:

- The reduced setback could adversely affect an abutting property owner.
- Potentially all of the future owners could apply for a variance for a pool.
- The 10-foot setback only allows 7 of the 11 lots to have a pool.
- The 10-foot setback would leave very little area for a fence, landscaping or walkway.
- Other municipalities "open space development" ordinances do not permit pools.
- The setback for the house is only one foot from the property line.
- The Applicant could revise his plans by changing the lot lines through a re-distribution of land that would not affect the open space but would make it possible for each lot to have a pool that would comply with the existing 25 foot setback.

The vote on this motion was 3-3. It was the consensus of the Commission that the proposed amendment was discussed at length and that the Board should be made aware of the above-referenced conclusions including the option to revise the plans by changing the lot lines. I would also encourage you to review our minutes of November and December 2007 and January 2008 at which this issue was discussed.

Sincerely,



Selva Isayeff  
Chairman

Cc: Planning Commission

Summary of Sorrell Hill Pool Setbacks

Lot No.	Lot Area (SF)	Pool Area @ 25' Setbacks (SF)	Pool Possibility (600 SF)	Pool Area @ 10' Setbacks (SF)	Pool Possibility (600 SF)	Pool Area @ 5' Setbacks (SF)	Pool Possibility (600 SF)
1	13,098	340	NO	1,525	YES	2,086	YES
2	13,758	18	NO	1,418	YES	2,080	YES
3*	11,660	409	NO	1,654	YES	1,998	YES
4*	11,231	575	NO	1,952	YES	2,348	YES
5	26,725	760	YES	2,406	YES	3,162	YES
6	10,063	0	NO	548	NO	939	YES
7*	11,011	61	NO	703	YES	923	YES
8	9,996	107	NO	837	YES	1,239	YES
9	11,137	316	NO	1,310	YES	1,771	YES
10	14,649	26	NO	917	YES	1,391	YES
11	11,383	367	NO	1,596	YES	2,192	YES

\* Rear yard setback has been adjusted to account for the 25' setback from the overall property line





LINE ROAD



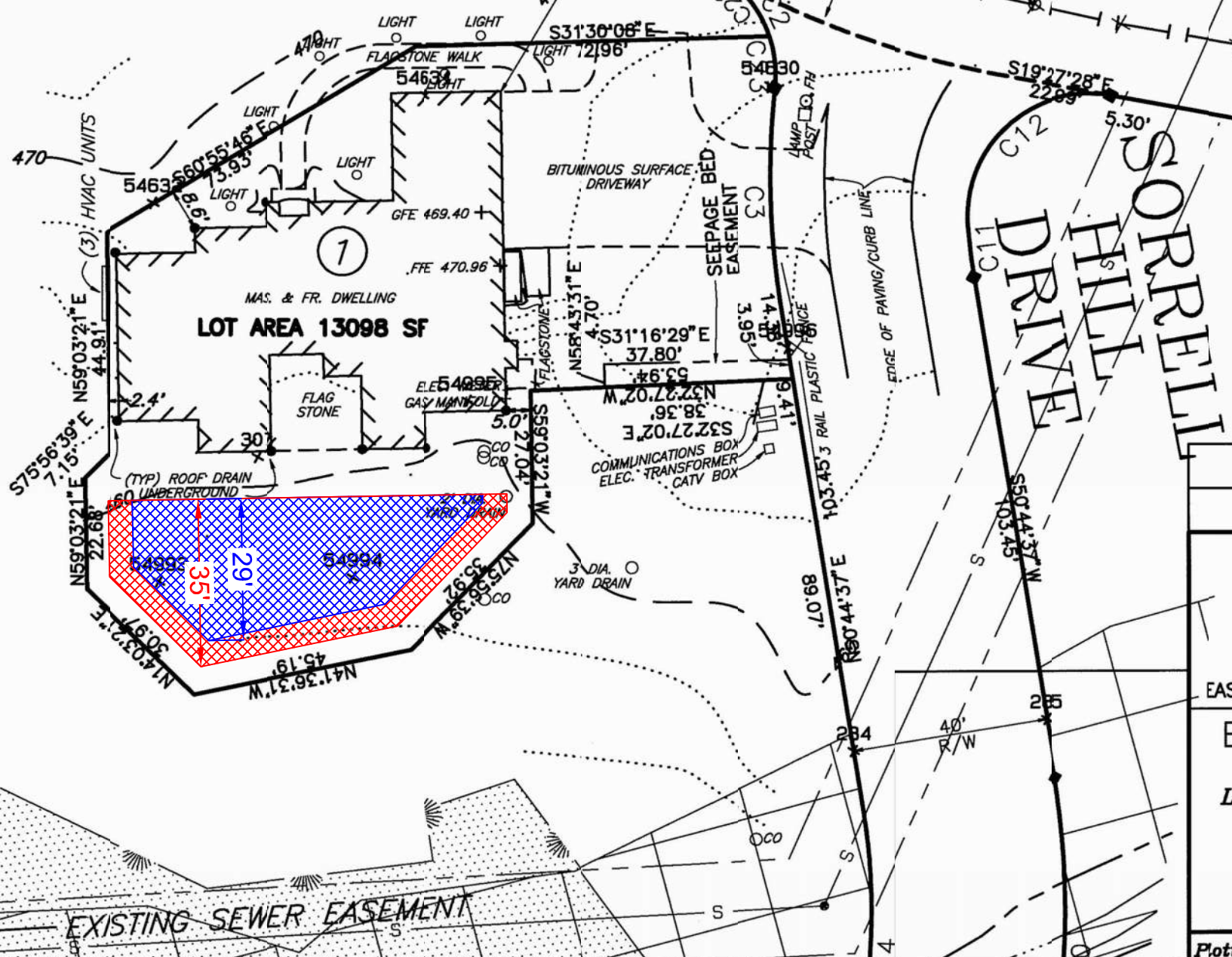
$\Delta = 19^{\circ}57'51''$   
 $R = 185.39'$   
 $A = 64.60'$   
 $C = 64.27'$   
 $S09^{\circ}28'33''E$

LEGAL R/W AREA  
 = 10884 SF

 10' SETBACK 1,525 SF  
 5' SETBACK 2,086 SF

$S20^{\circ}26'30''E$  125.84'

OPEN SPACE



NOTES:

1. BEING LOT 1 ON A FINAL SUBDIVISION PLAN OF SORRELL HILL DATED 6-22-06 REVISED 2-19-08 BY EDWARD B. WALSH AND ASSOCIATES, INC. (EBWA)
2. AS-BUILT DATA SHOWN FROM FIELD SURVEY 7-11-08 BY EBWA.
3. IMPERVIOUS COVER:  
 APPROVED PLAN - 6146 SQ. FT.  
 AS-BUILT SURVEY - 5999 SQ. FT.



AS-BUILT PLAN  
 LOT 1  
 SORRELL HILL

EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.  
 CIVIL ENGINEERS & SURVEYORS  
 LIONVILLE PROFESSIONAL CENTER  
 125 Down Forge Road  
 Exton, Pennsylvania 19341  
 Phone (610) 903-0060  
 Fax (610) 903-0080



Project-	3054
Date-	7-16-08
Scale-	1" = 30'
Drawn-	R.F.N.
Checked-	A.E.
Sheet-	1 OF 1



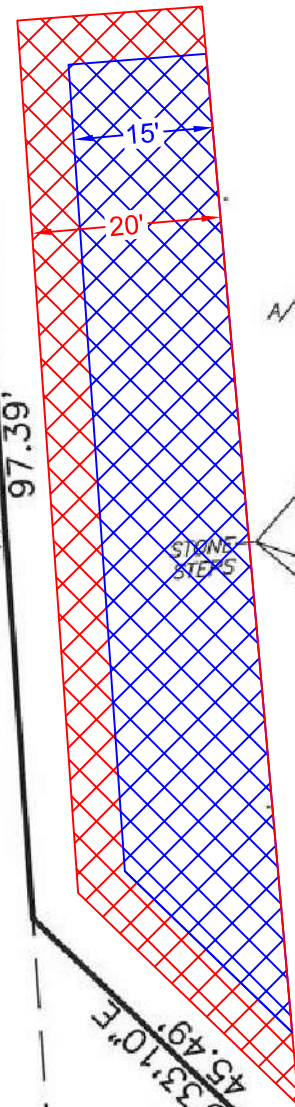
OPEN SPACE

OPEN SPACE

S12°19'47"E  
73.71'

N77°42'30"E  
97.39'

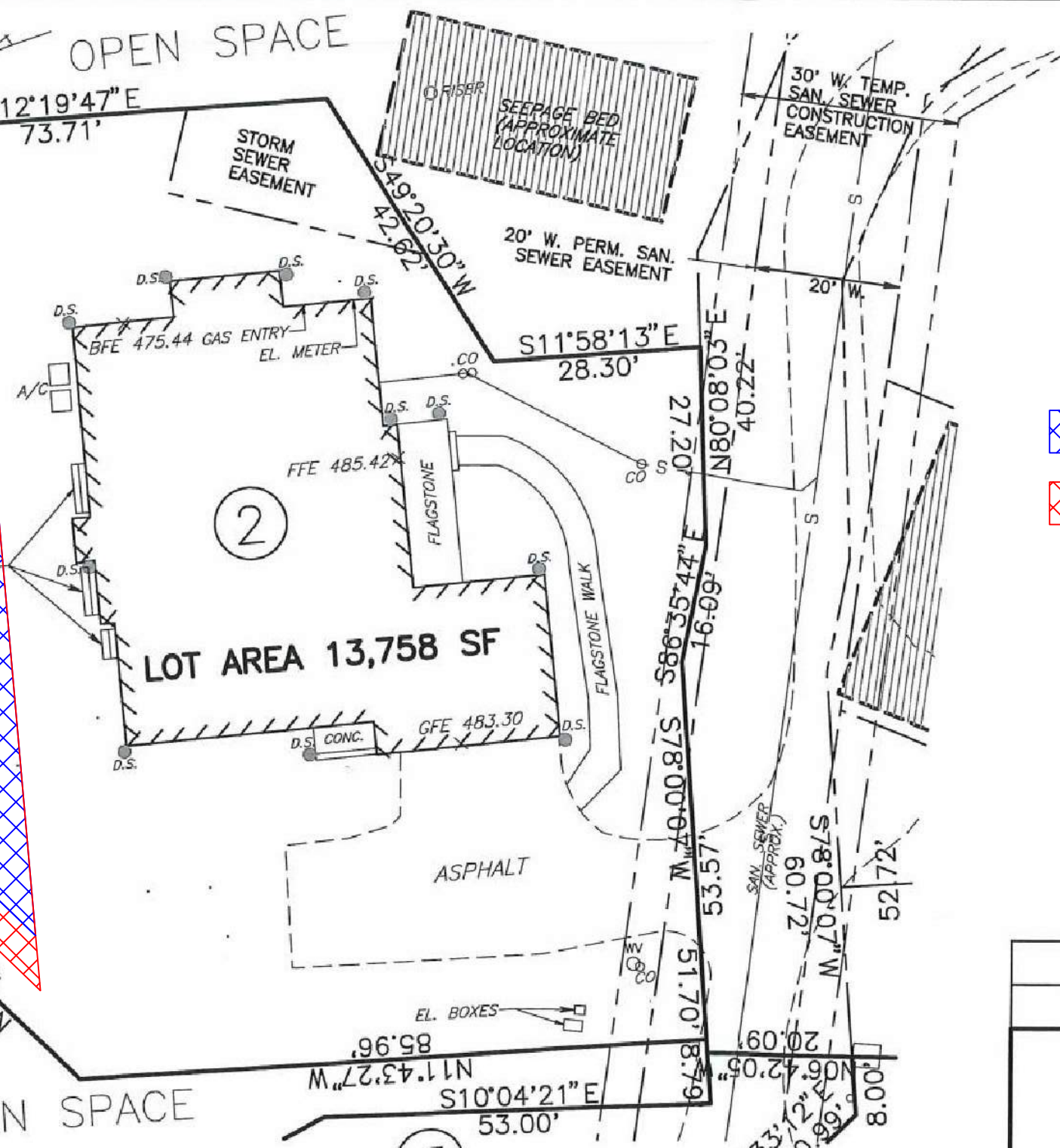
OPEN SPACE



2

LOT AREA 13,758 SF

3



**NOTES:**

1. BEING LOT 2 ON A FINAL SUBDIVISION PLAN OF SORRELL HILL DATED 6-22-06 REVISED 2-19-08 BY EDWARD B. WALSH AND ASSOCIATES, INC. (EBWA)
2. AS-BUILT DATA SHOWN FROM FIELD SURVEY 9-01-14 BY EBWA.
3. IMPERVIOUS COVER:  
APPROVED PLAN - 4,327 SQ. FT.  
AS-BUILT SURVEY - 4,203 SQ. FT. (HOUSE, STEPS & DRIVEWAY)

-  10' SETBACK 1,418 SF
-  5' SETBACK 2,080 SF

AS-BUILT PLAN  
LOT 2  
SORRELL HILL

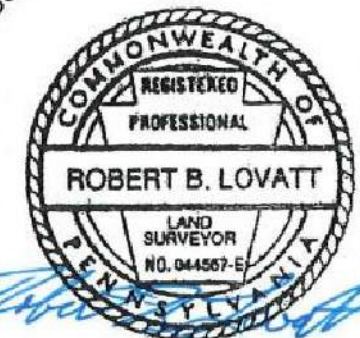
EAST GOSHEN TOWNSHIP

CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.  
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 125 Dowlin Forge Road  
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 Fax (610) 903-0080



Project-	3054
Date-	9-10-14
Scale-	1" = 20'
Drawn-	R.B.L.
Checked-	A.E.
Sheet-	1 OF 1

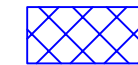






**NOTES:**

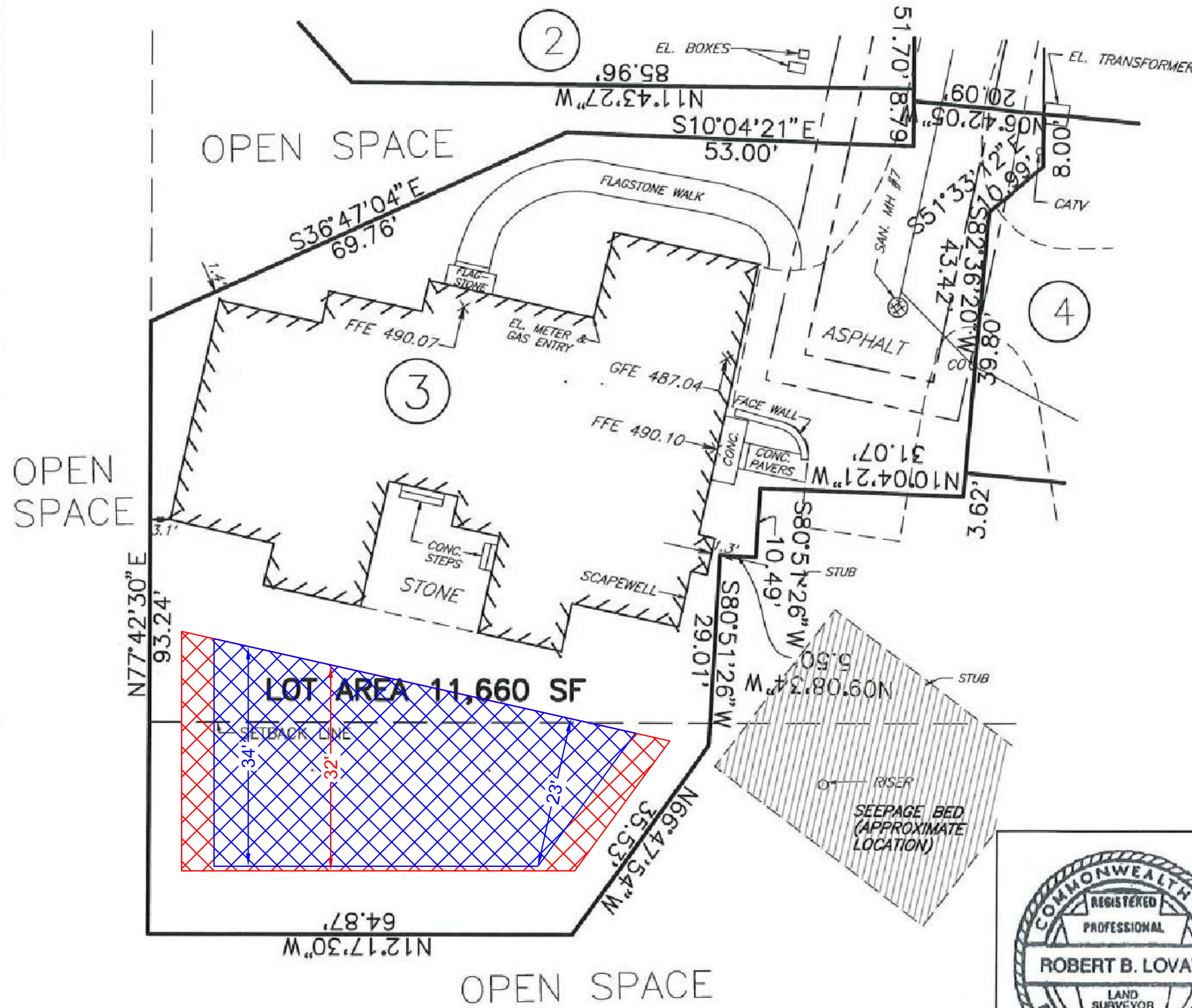
1. BEING LOT 3 ON A FINAL SUBDIVISION PLAN OF SORRELL HILL DATED 6-22-06 REVISED 2-19-08 BY EDWARD B. WALSH AND ASSOCIATES, INC. (EBWA)
2. AS-BUILT DATA SHOWN FROM FIELD SURVEY 9-01-14 AND 10-20-14 BY EBWA.
3. IMPERVIOUS COVER:  
APPROVED PLAN - 5,065 SQ. FT.  
AS-BUILT SURVEY - 5,042 SQ. FT. (HOUSE, DRIVEWAY, STEPS)



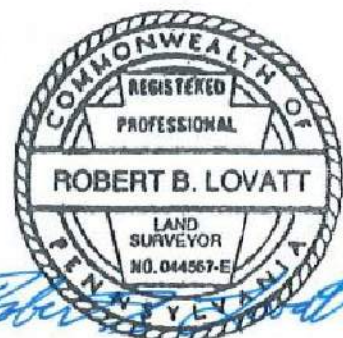
10' SETBACK 1,654 SF



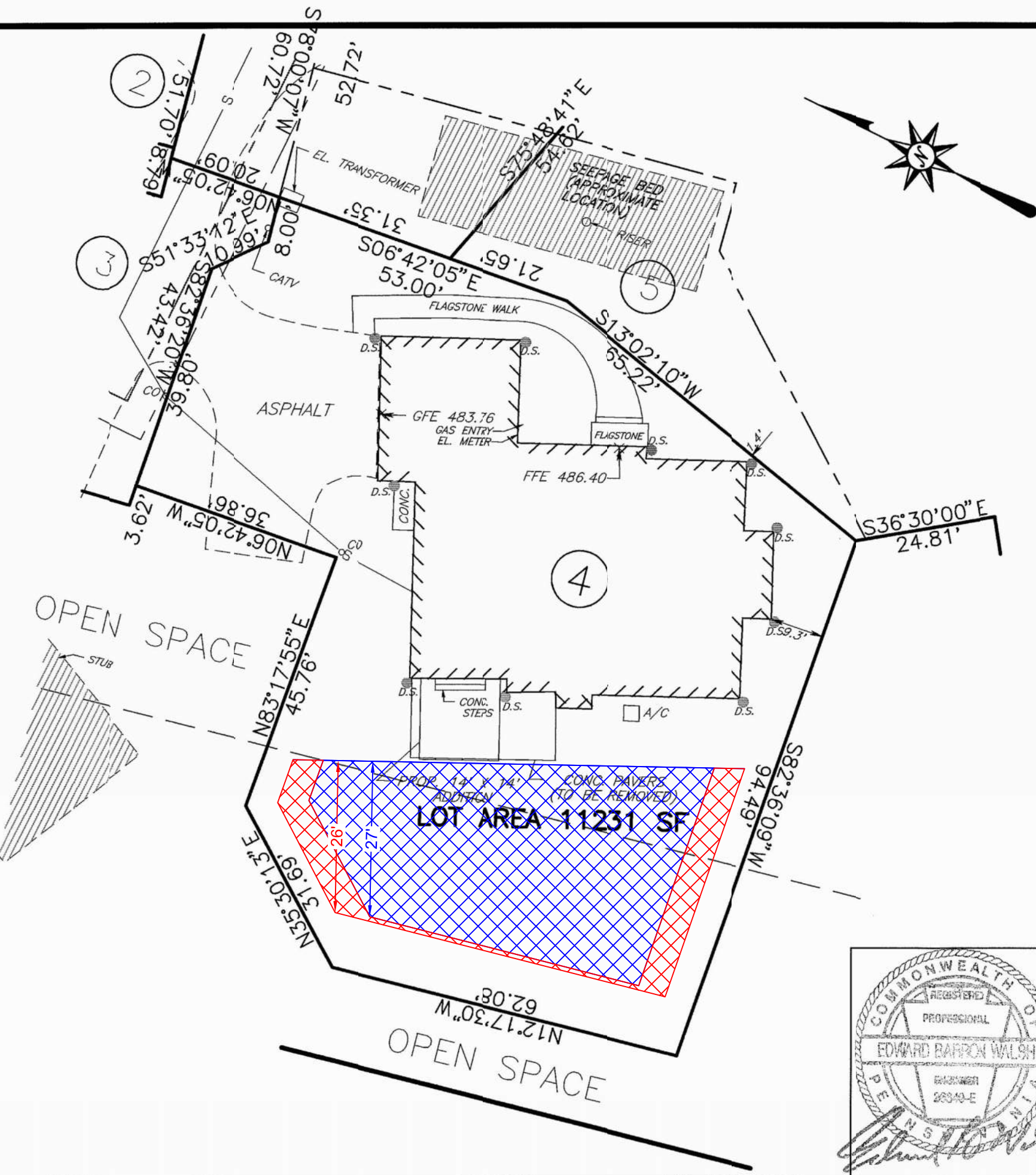
5' SETBACK 1,998 SF (25' SETBACK FROM OVERALL)



<p>AS-BUILT PLAN LOT 3 SORRELL HILL</p>	
<p>EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA.</p>	
<p>Edward B. Walsh &amp; Associates, Inc.</p>	
<p>CIVIL ENGINEERS &amp; SURVEYORS LIONVILLE PROFESSIONAL CENTER 125 Dowlin Forge Road Exton, Pennsylvania 19341 Phone (610) 903-0060 Fax (610) 903-0080</p>	
	
<p>Project- 3054 Date- 9-21-14 Scale- 1" = 20' Drawn- R.B.L. Checked- A.E. Sheet- 1 OF 1</p>	<p>Plotted: 10/22/2014 File: 3054\FPS\3054-B5-BP-pool-permi</p>







**NOTES:**

1. BEING LOT 4 ON A FINAL SUBDIVISION PLAN OF SORRELL HILL DATED 6-22-06 REVISED 2-19-08 BY EDWARD B. WALSH AND ASSOCIATES, INC. (EBWA)
2. AS-BUILT DATA SHOWN FROM FIELD SURVEY 9-01-14 AND 10-20-14 BY EBWA.
3. IMPERVIOUS COVER:  
APPROVED PLAN - 5,875 SQ. FT.  
AS-BUILT SURVEY - 4,165 SQ. FT. (HOUSE, DRIVEWAY, STEPS)  
WITH 14' X 14' ADDITION = 4361 SQ. FT.

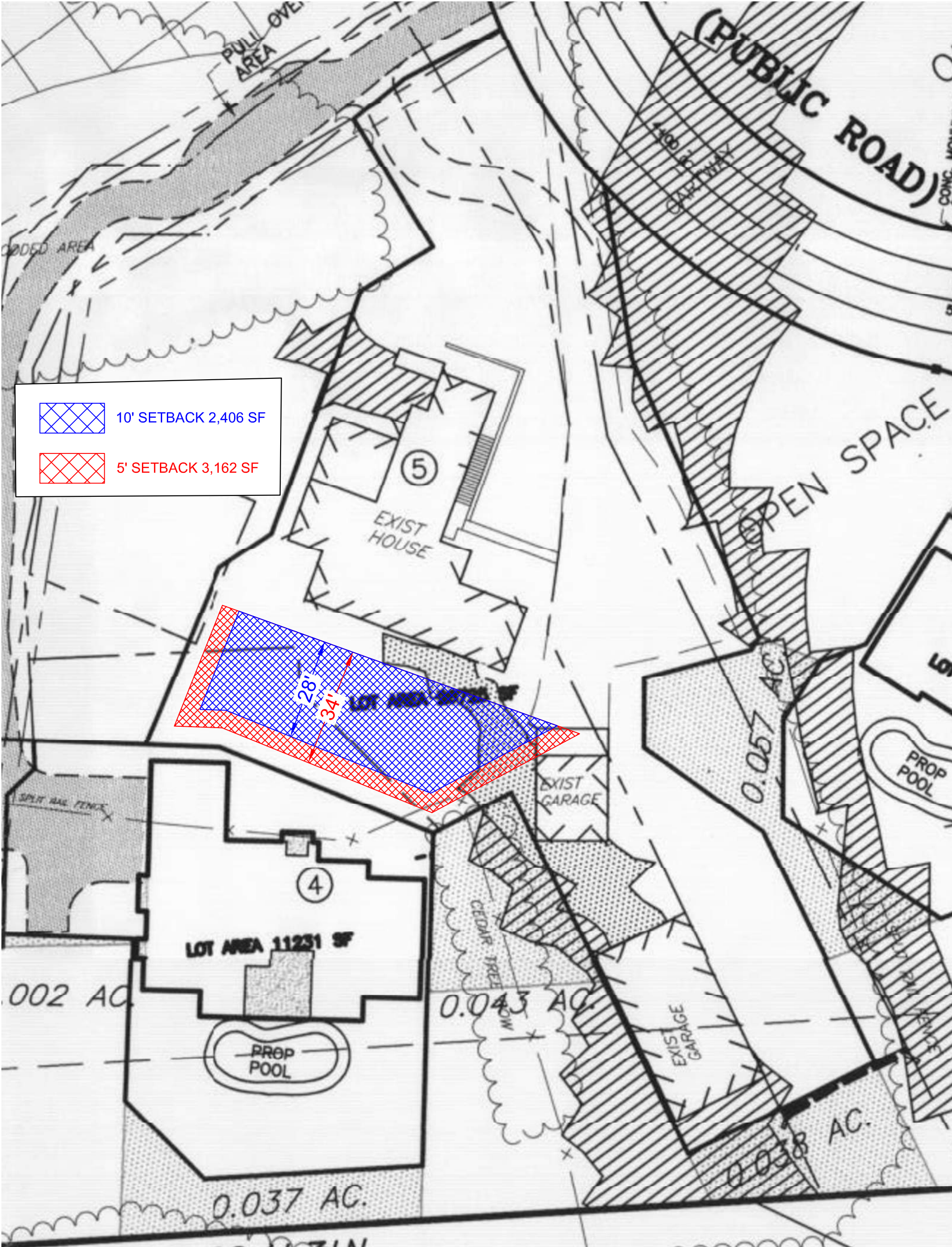
10' SETBACK 1,952 SF

5' SETBACK 2,348 SF (25' SETBACK FROM OVERALL)

1. 12-17-15 ADDED 14 X 14 ADDITION.	
<b>AS-BUILT PLAN LOT 4 SORRELL HILL</b>	
EAST GOSHEN TOWNSHIP	CHESTER COUNTY, PA.
<b>Edward B. Walsh &amp; Associates, Inc.</b> CIVIL ENGINEERS & SURVEYORS <b>LIONVILLE PROFESSIONAL CENTER</b> 125 Dowlin Forge Road Exton, Pennsylvania 19341 Phone (610) 903-0060 Fax (610) 903-0080	
Project- 3054 Date- 10-21-14 Scale- 1" = 20' Drawn- R.B.L. Checked- A.E. Sheet- 1 OF 1	Ver. - 000
Plotted: 3/4/2016	File: F:\JB\J054\FPS\3054-35-BP-pool-permitl.prp



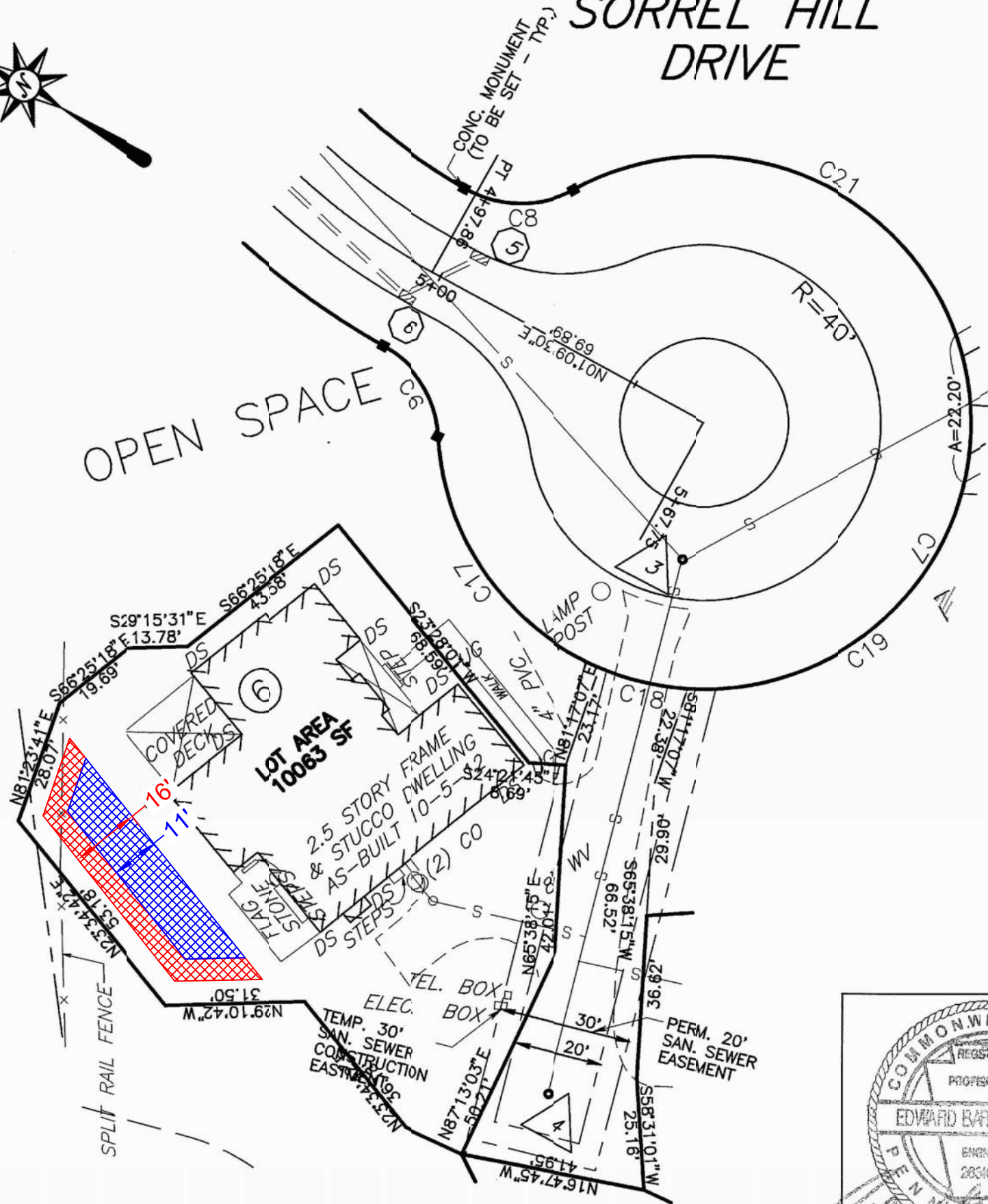
# LOT 5







# SORRELL HILL DRIVE



### NOTES:

1. BEING LOT 6 ON A FINAL SUBDIVISION PLAN OF SOPRELL HILL DATED 6-22-06 REVISED 2-19-08 BY EDWARD B. WALSH AND ASSOCIATES, INC. (EBWA)
  2. AS-BUILT DATA SHOWN FROM FIELD SURVEY 10-5-'12 BY EBWA.
  3. IMPERVIOUS COVER:  
APPROVED PLAN - 5,000 SQ. FT.  
AS-BUILT SURVEY - 5,044 SQ. FT.
- (COMPENSATION FOR 44 SQUARE FEET EXCESS COVERAGE SHALL BE MADE BY REDUCING THE COVERAGE ON LOT 7 BY 44 SQUARE FEET)

 10' SETBACK 548 SF

 5' SETBACK 939 SF

## AS-BUILT PLAN LOT 6 SORRELL HILL

EAST GOSHEN TOWNSHIP

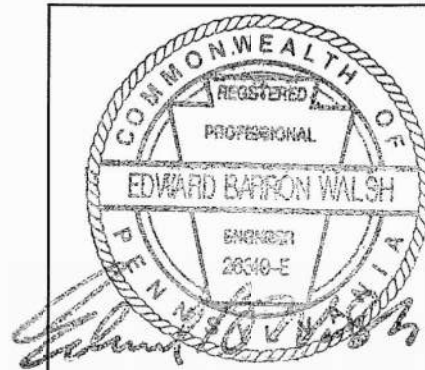
CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.

CIVIL ENGINEERS & SURVEYORS  
**LIONVILLE PROFESSIONAL CENTER**  
 125 Dowlin Forge Road  
 Exton, Pennsylvania 19341  
 Phone (610) 903-0060  
 Fax (610) 903-0080



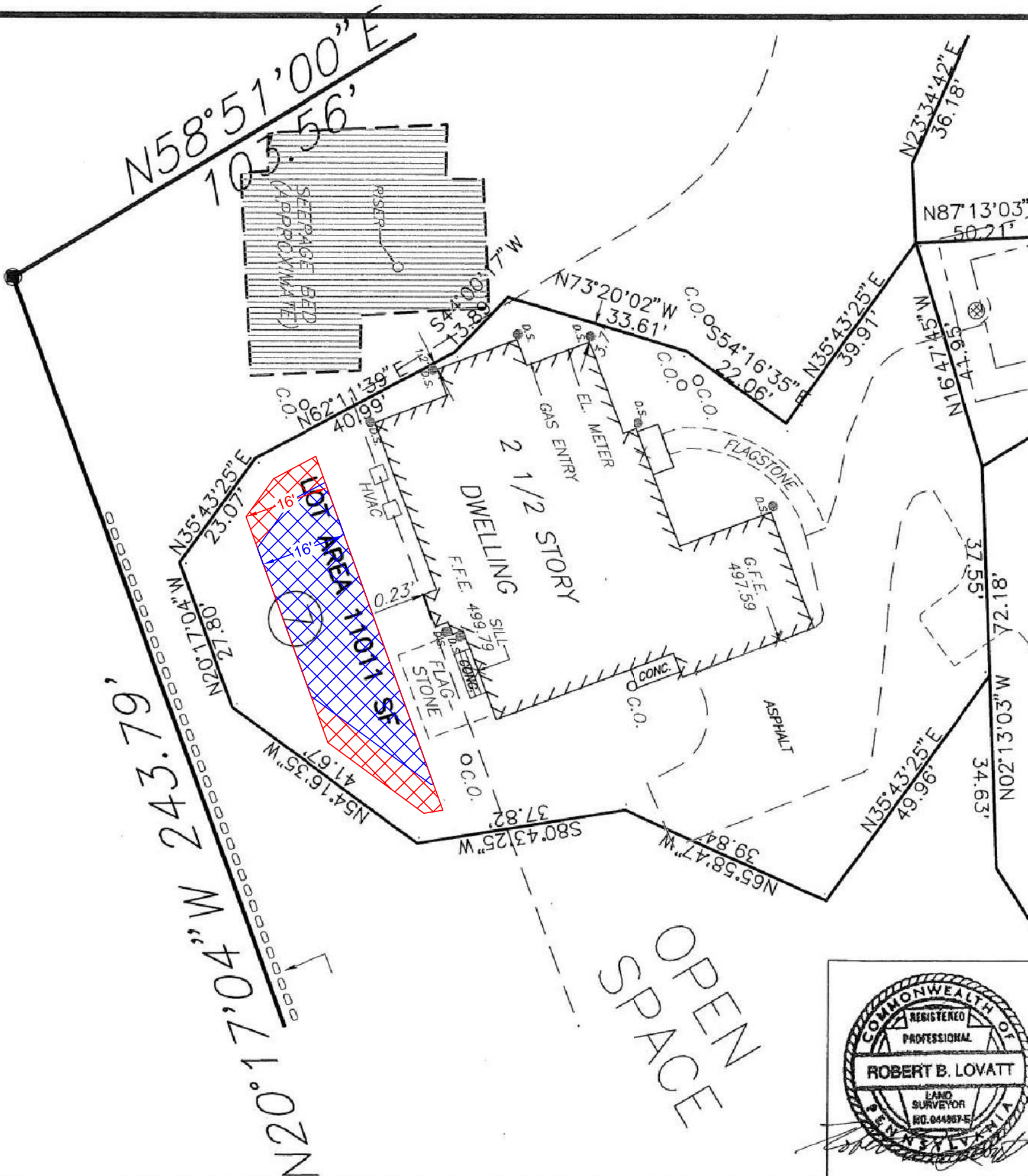
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Scale-	1" = 30'
Drawn-	R.F.N.
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Sheet-	1 OF 1


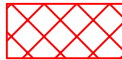


Plotted: 3/4/2016

File: 3054\FPS\3054-B5-BP-pool-permi-pro-000





-  10' SETBACK 703 SF (25' SETBACK FROM OVERALL)
-  5' SETBACK 923 SF (25' SETBACK FROM OVERALL)

**NOTES:**

1. BEING LOT 7 ON A FINAL SUBDIVISION PLAN OF SORRELL HILL DATED 6-22-06 REVISED 2-19-08 BY EDWARD B. WALSH AND ASSOCIATES, INC. (EBWA)
2. AS-BUILT DATA SHOWN FROM FIELD SURVEY 8-19-13 BY EBWA.
3. IMPERVIOUS COVER:  
 APPROVED PLAN - 5,578 SQ. FT.  
 AS-BUILT SURVEY - 5,091 SQ. FT.

**AS-BUILT PLAN  
LOT 7  
SORRELL HILL**

EAST GOSHEN TOWNSHIP      CHESTER COUNTY, PA.

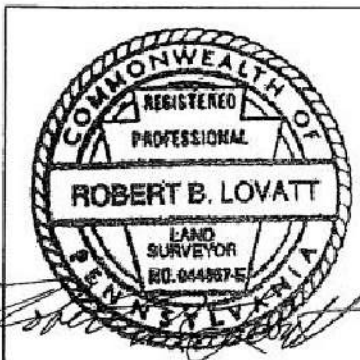
Edward B. Walsh & Associates, Inc.

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**LIONVILLE PROFESSIONAL CENTER**  
 125 Dowlin Forge Road  
 Exton, Pennsylvania 19341  
 Phone (610) 903-0060  
 Fax (610) 903-0080



Project- 3054	Date- 8-28-13
Scale- 1"=20'	Drawn- R.B.L.
Checked- A.E.	Sheet- 1 OF 1

Plotted: 8/28/2013      File: 3054\FPS\3054-B5-BP-pool-permi



OPEN SPACE



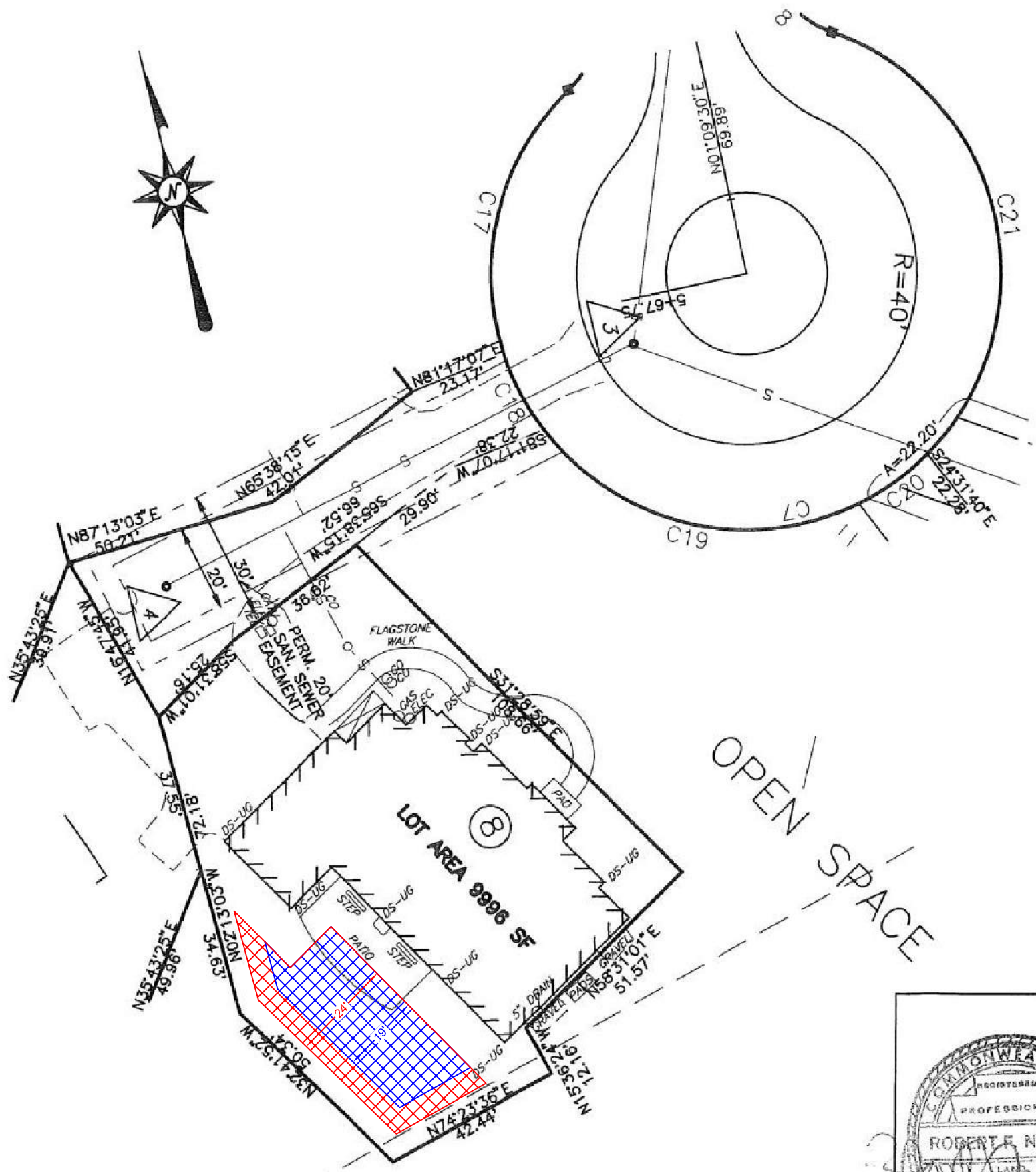


SORRELL HILL  
DRIVE

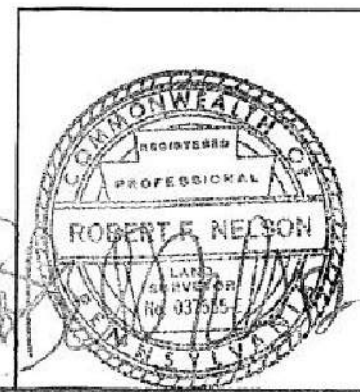
**NOTES:**


1. BEING LOT 8 ON A FINAL SUBMISSION PLAN OF SORRELL HILL DATED 6-22-06 REVISED 2-19-08 BY EDWARD B. WALSH AND ASSOCIATES, INC. (EBWA)
2. AS-BUILT DATA SHOWN FROM FIELD SURVEY 10-5-12 BY EBWA.
3. IMPERVIOUS COVER:  
APPROVED PLAN - 5,000 SQ. FT.  
AS-BUILT SURVEY - 4,800 SQ. FT. (HOUSE & DRIVEWAY)

-  10' SETBACK 837 SF
-  5' SETBACK 1,239 SF

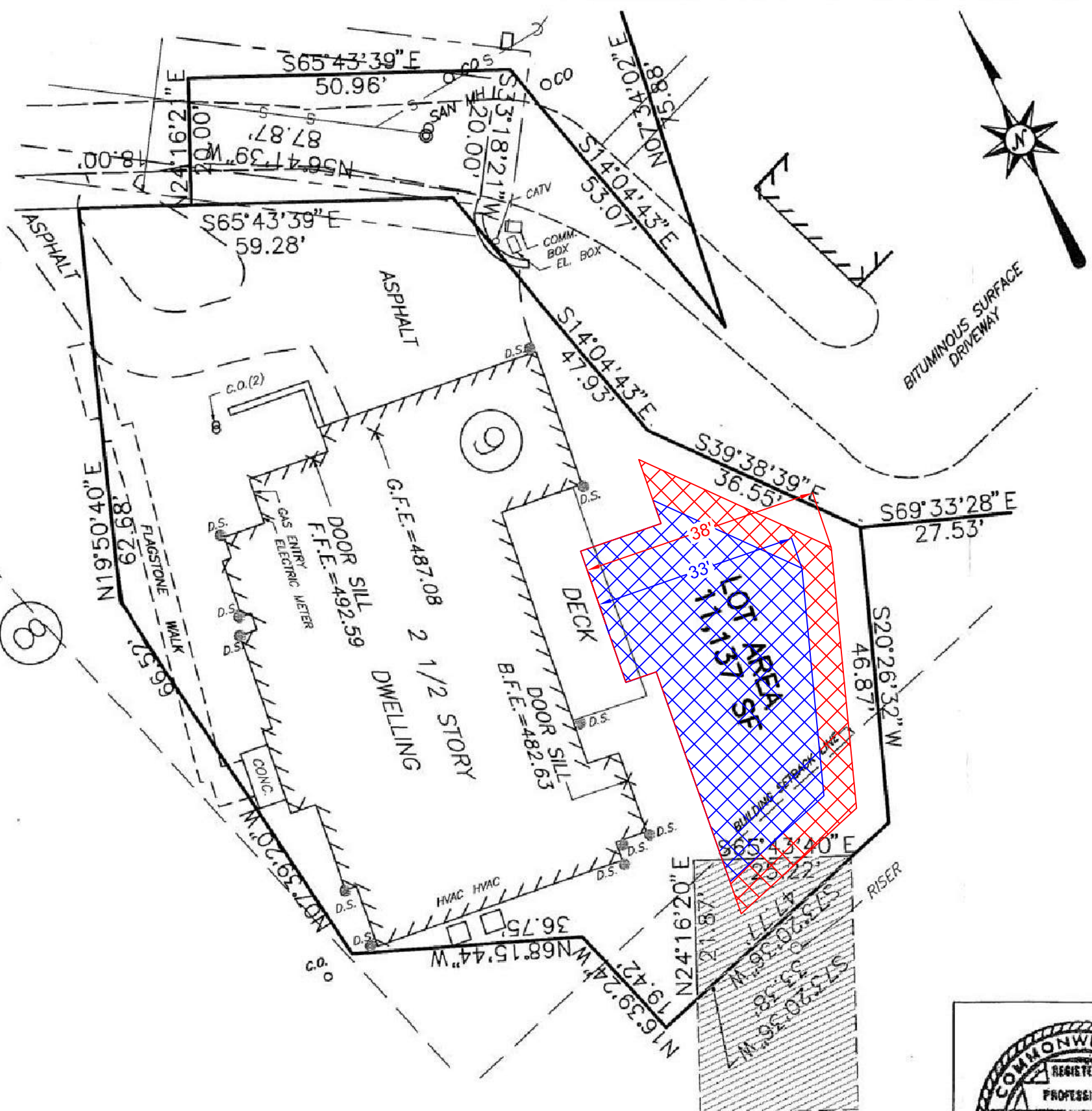


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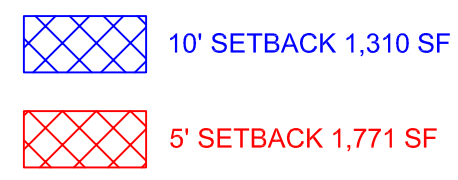
<p>AS-BUILT PLAN LOT 8 SORRELL HILL</p>							
<p>EAST GOSHEN TOWNSHIP</p>	<p>CHESTER COUNTY, PA.</p>						
<p>Edward B. Walsh &amp; Associates, Inc.</p> <p>CIVIL ENGINEERS &amp; SURVEYORS</p> <p>LIONVILLE PROFESSIONAL CENTER 125 Dowlin Forge Road Exton, Pennsylvania 19341 Phone (610) 903-0060 Fax (610) 903-0080</p>							
							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Project- 3054</td> <td style="width: 50%;">Date- 10-11-12</td> </tr> <tr> <td>Scale- 1" = 30'</td> <td>Drawn- R.F.N.</td> </tr> <tr> <td>Checked- A.E.</td> <td>Sheet- 1 OF 1</td> </tr> </table>		Project- 3054	Date- 10-11-12	Scale- 1" = 30'	Drawn- R.F.N.	Checked- A.E.	Sheet- 1 OF 1
Project- 3054	Date- 10-11-12						
Scale- 1" = 30'	Drawn- R.F.N.						
Checked- A.E.	Sheet- 1 OF 1						
Plotted: 10/17/2012	File: P:\3054\FPS\3054-B5-BP-pool-permi\3054-000						






**NOTES:**

1. BEING LOT 9 ON A FINAL SUBDIVISION PLAN OF SORRELL HILL DATED 6-22-06 REVISED 2-19-08 BY EDWARD B. WALSH AND ASSOCIATES, INC. (EBWA)
  2. AS-BUILT DATA SHOWN FROM FIELD SURVEY ON 8-19-2013 BY EBWA.
  3. IMPERVIOUS COVER:  
 APPROVED PLAN - 5000 SQ. FT.  
 AS-BUILT SURVEY - 5387 SQ. FT. \*
- \* NOTE: ACCORDING TO THE ASBUILT PLAN FOR LOT 11 PREPARED ON 12-03-2008, THERE IS 405 SQ. FT. OF IMPERVIOUS AREA BELOW THE AVAILABLE IMPERVIOUS AREA FOR USE BY LOT 9 OR LOT 10. LOT 10 WAS 78 SQ. FT. BELOW. THEREFORE, THE EXTRA IMPERVIOUS IS ALLOWABLE SINCE IF FALLS BELOW THE TOTAL IMPERVIOUS FOR THE THREE LOTS COMBINED.



AS-BUILT PLAN <b>LOT 9</b> <b>SORRELL HILL</b>	
EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA.	
<b>Edward B. Walsh &amp; Associates, Inc.</b> CIVIL ENGINEERS & SURVEYORS LIONVILLE PROFESSIONAL CENTER 125 Dowlin Forge Road Exton, Pennsylvania 19341 Phone (610) 903-0060 Fax (610) 903-0080	
	
Project- 3054 Date- 8-27-13 Scale- 1" = 20' Drawn- R.B.L. Checked- A.E. Sheet- 1 OF 1	Plotted: 8/29/2013 File: 3054\FPS\3054-B5-BP-pool-perm\pro-000

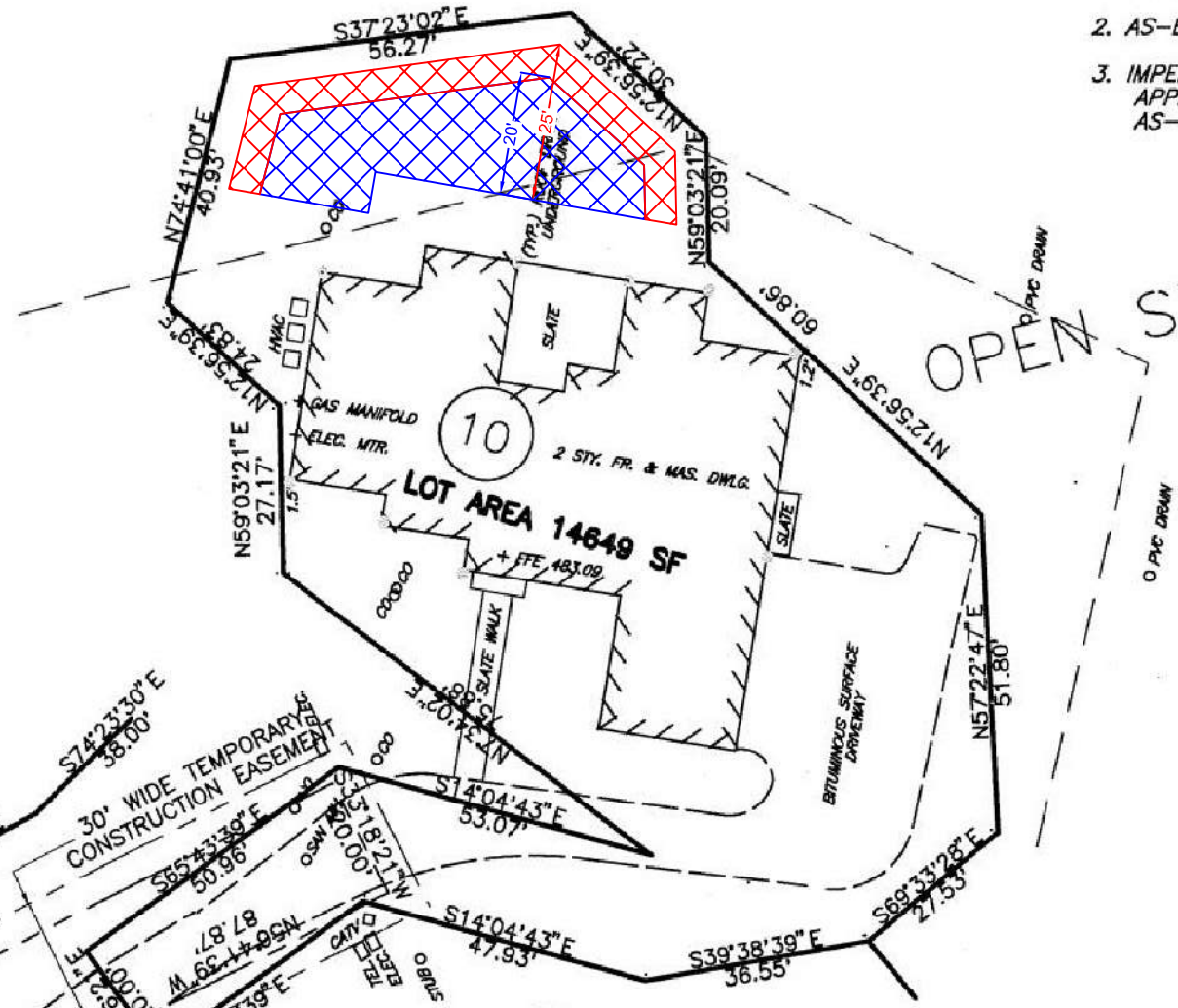


**NOTES:**

1. BEING LOT 10 ON A FINAL SUBDIVISION PLAN OF SORRELL HILL DATED 6-22-06 REVISED 2-19-08 BY EDWARD B. WALSH AND ASSOCIATES, INC. (EBWA)
2. AS-BUILT DATA SHOWN FROM FIELD SURVEY 11-10-09 BY EBWA.
3. IMPERVIOUS COVER:  
APPROVED PLAN - 6999 SQ. FT.  
AS-BUILT SURVEY - 6921 SQ. FT.



SORRELL HILL DRIVE



 10' SETBACK 917 SF  
 5' SETBACK 1,391 SF

OPEN SPACE

AS-BUILT PLAN  
LOT 10  
SORRELL HILL

EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA.

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Project-	3054
Date-	11-13-09
Scale-	1" = 30'
Drawn-	R.F.N.
Checked-	A.E.
Sheet-	1 OF 1

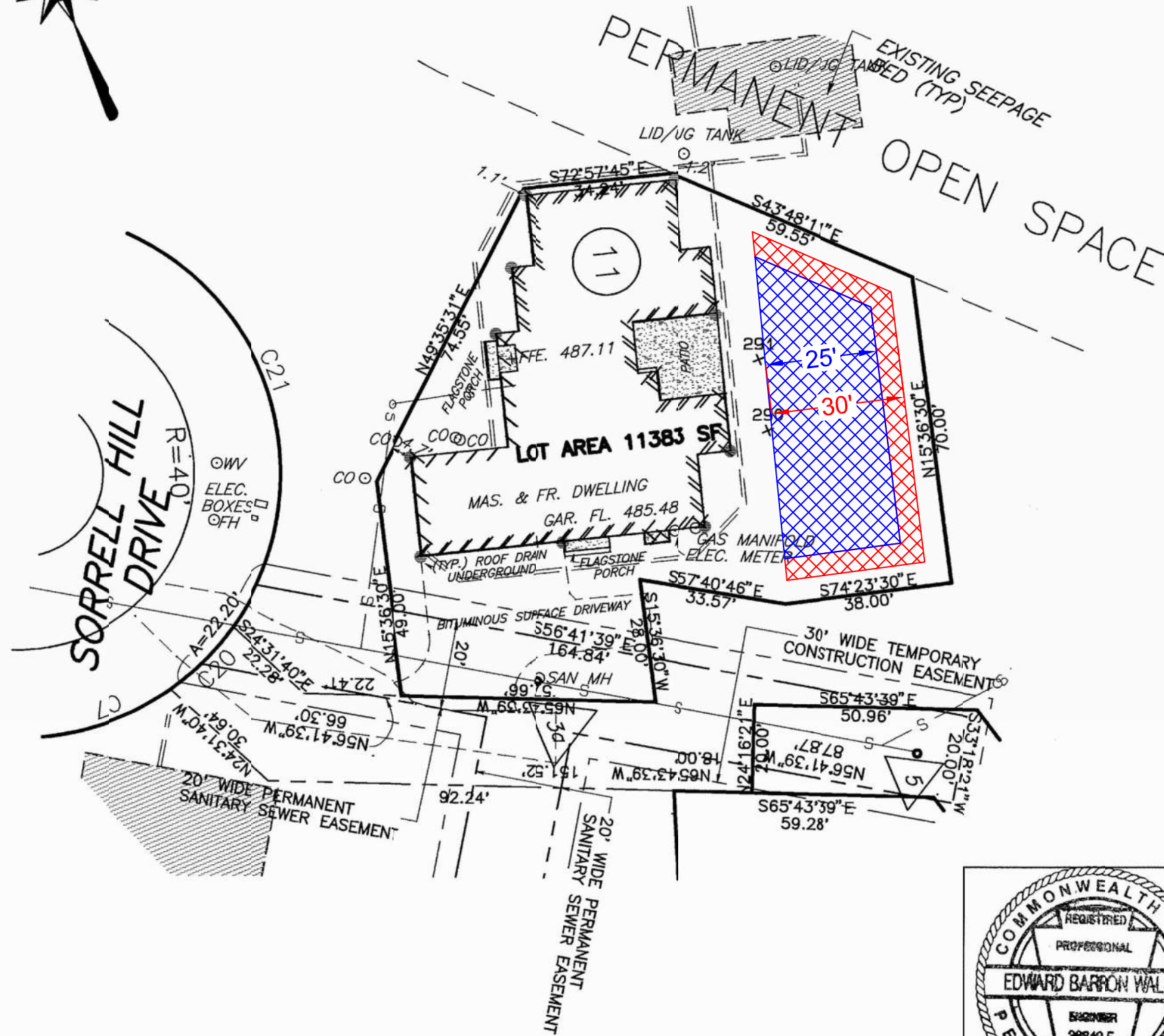




10' SETBACK 1,596 SF



5' SETBACK 2,192 SF



**NOTES:**

1. BEING LOT 11 ON A FINAL SUBDIVISION PLAN OF SORRELL HILL DATED 6-22-06 REVISED 2-19-08 BY EDWARD B. WALSH AND ASSOCIATES, INC. (EBWA)
2. AS-BUILT DATA SHOWN FROM FIELD SURVEY 12-3-08 BY EBWA.
3. IMPERVIOUS COVER:  
 APPROVED PLAN - 5759 SQ. FT.  
 AS-BUILT SURVEY - 5354 SQ. FT.

AS-BUILT PLAN  
 LOT 11  
 SORRELL HILL

EAST GOSHEN TOWNSHIP

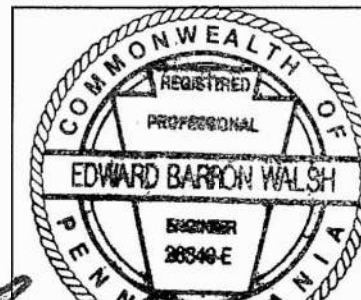
CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.

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Project- 3054  
 Date- 12-3-08  
 Scale- 1" = 30'  
 Drawn- R.F.N.  
 Checked- A.E.  
 Sheet- 1 OF 1



*Edward B. Walsh P.E.*