

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Workshop Meeting Agenda
Wednesday, April 6, 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. March 2, 2016**
 - 2. March 16, 2016**
- F. Subdivision and Land Development Applications
 - 1. 943 Cornwallis Drive (SD/LD)**
- G. Conditional Uses and Variances
 - 1. 1325 Boot Rd. (Dimensional Variance Application)**
- H. Ordinance Amendments**
 - 1. Pool setback requirements for Single-family open space developments**
- 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	
1325 Boot Rd. / SSPP Church	V	S	3/8/16	3/8/16	NA	NA	3/30/16	NA	4/6/16	4/5/16	4/28/16	5/7/16	
Bold = New Application or PC action required													

Completed in 2016

814 N. Chester Rd. / Goshen Friends School	LD	S	2/25/16	3/2/16	NA	NA	2/26/16		NA	NA	NA	NA	APPVD.
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 / Gionfriddo	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
March 2, 2016

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, March 2, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Jim McRee, Monica Close, Dan Daley, Dan Landis and Brad Giresi. 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. 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 February 3, 2016 meeting were approved as amended.

B. SUBDIVISION & LAND DEVELOPMENT

1. 943 Cornwallis Drive (Subdivision/Land Development) – Andrew Eberwein of EB Walsh Engineers and T R Moser were present. Dan Daley recused himself from participating because he works for the engineering firm.

Mr. Eberwein reported that they just received a letter from the Township Engineer with 24 comments. They will take care of them all. He explained that they are proposing to subdivide the 2.6 acre lot into 2 residential building lots. Instead of a Landscape Plan, they will provide a list of the trees and shrubs that may be used when the homes are built, but the design may vary based on the house plan. There is one street tree, which will remain, and one tree that will be removed. They will amend the soil so the water will seep through better. Any easements will be shown on the final plans. Mark mentioned that the shared driveway will need a maintenance agreement from the 2 homeowners. Mr. Moser will be at the Conservancy Board meeting March 9 and the Municipal Authority meeting March 14. Mark Gordon will get comments from Mark Miller regarding street trees for the CB meeting.

2. Goshen Friends, 814 N. Chester Road (Amend 2004 LD Plan) – Joe Stratton, General Committee member (which is the governing board of the school) and Mimi Blackwell, Head of the School, were present. Joe reviewed the original 2004 plan. They want to change the original multi-purpose building to administrative offices, a smaller building which will be the new Welcome Center. The current administrative office will be renovated to a classroom. The Grange will be renovated to create a new multi-purpose room. The new 1300 SF office building will be moved so it will be slightly outside the foot print of the original plan. Mark mentioned that storm water management and access were included in phase 1. This is phase 2. If they want to do something more in the future, they understand they will have to come back. Dan D. mentioned that the NPDES permit for phase 2 is probably expired. They need to check this.

Dan D. moved that the Planning Commission recommend that the 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 February 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.
4. The Applicant will comply with item #4 on the original letter dated September 8, 2004 regarding notification to the Historical Commission about the proposed materials and finishes on the building.
5. Applicant will coordinate regarding the NPDES permit items #1 and #2 in the letter dated 9/8/2004 to the satisfaction of the Township staff.

Jim seconded the motion. The motion passed unanimously.

C. NEW BUSINESS

1. 905 Sorrell Hill – Mr. and Mrs. Robbins were present. Mark explained that this is a single family open space development, the only one in the Township. They want to put a swimming pool in the back yard. Mrs. Robbins commented that when they met with George Harlan to design their home, she asked if they could build a pool. She was told that they could. When they met with Anthony Sylvan Pools, they made the pool smaller but were told they would need a variance. Jim explained what was considered in the open space concept originally. Mark is recommending the following ordinance amendment: Exception: Pools constructed within an approved single-family open space development shall be located behind the building setback line and in no case shall the edge of water be closer than 10 feet to the lot line or 25 feet to the development boundary. Dan D. commented that if they want to install a walkway from their driveway to the pool area, it should be included in the plan for the pool. Township staff will do an analysis of the possible impact on the other homes in the development and abutting the development. Mr. & Mrs. Robbins were encouraged to let their neighbors know about this situation. A recommendation was tabled. It was decided to schedule a workshop for Wednesday, March 16, 2016 at 7:00 pm.

D. 2016 GOALS

The Commission discussed the following:

1. Brand and identity for the Paoli Pike corridor.
2. Sign overlay district for the Paoli Pike corridor.
3. Have a plan and seek funding, which is currently underway.
4. Lay out the Paoli Pike Trail plan and make notes as needed.

E. ADJOURNMENT

There being no further business, Dan Landis moved to adjourn the meeting. Adam seconded the motion. The meeting adjourned at 9:30 pm. The next meeting will be a Workshop on Wednesday March 16, 2016. The next regular meeting will be held Wednesday April 6, 2016 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION WORKSHOP MEETING
March 16, 2016

The East Goshen Township Planning Commission held a workshop meeting on Wednesday, March 16, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Jim McRee, Lori Kier, Dan Daley 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.

B. NEW BUSINESS

1. 905 Sorrell Hill – Homeowners Stephen and Kelly Robbins were present with attorney Brian Nagel. Brian reviewed a history of Sorrell Hill and setbacks for swimming pools. He pointed out the boundary lines of the open space development and lot lines around the individual homes. There is no minimum lot size. This is the only open space development in East Goshen. Mr. Robbins stated that the first homes were built in 2008 and his was built in 2014.

Mark Gordon explained that the map on display was made up of “as built” lot plans and shows the 5 ft. and 10 ft. options. Two scales were used for the plans because of the 6 year time frame involved. The Township Engineer helped with the graphics and they used 600 sq. ft. for the standard pool area. A pool is impervious but only the decking around a pool counts for stormwater management. These homes have large stormwater basins. Mr. & Mrs. Robbins were proposing to add a SWM basin that would accept what is being added and it would be on their property. The SWM basin has to meet the 2 year storm. Most of the lots have about 500 SF for additional SWM.

Public comments:

Andrew Marshall, 110 Tramore Cir, asked for clarification of what this meeting is about. Mark explained that in Sorrell Hill the water edge of the pool has to be 5 or 10 feet from the lot line and 25 feet from the Sorrell Hill property line.

Colin Hartnett, 101 Shandon Pl., asked if appearance and visibility are the only concerns or is there more such as runoff, etc. Adam explained the intent of setbacks and SWM is essential. Setbacks are buffers between properties. Jim feels that the 25 foot setback should apply to all of the lots.

Dan D. mentioned impacts to adjoining Sorrell Hill lots, i.e. #4 & #5. He asked if Mr. & Mrs. Robbins have talked to their neighbors about pools. Mrs. Robbins commented that lot #5 is still owned by the developer and being rented. Mark pointed out that lot #5 can't have a pool because of the SWM basin underground.

David Battisti, 115 Rossmore, lives behind 905 Sorrell Hill. He is a new resident and looked at Sorrell Hill but after some research, understood that he could not have a pool there. So, he bought the property in Rossmore. He understands that, in order to get a variance, you have to have a hardship and there is no

1 hardship in the case of a pool. There has always been the understanding that there would always be a
2 natural buffer between the 2 developments.
3 Mark explained the history of the purchase of the acreage. Jim was on the Planning Commission at that
4 time. Rules for the Single Family Open Space development were already in the ordinance. The developer
5 purchased 11 acres for 11 lots. He had to provide 55% in open space. The plan went through the process
6 but before final approval someone mentioned pools, so this was reviewed and the developer changed the
7 plan to show pools on the lots. Jim also mentioned that the Planning Commission did tell Mr. & Mrs.
8 Robbins that they will have difficulty showing a hardship.
9 Mr. Marshall pointed out that Ridley Creek took some property from the development. He is concerned
10 about losing any open space.
11 Mark mentioned that a pool is required to be fenced at least 4 feet high and locked. The fence would be
12 in the 5 foot area from the pool. Adam added that the fence can't be closer to the property line than the
13 normal single family development.
14 Larry Kohn, 117 Rossmore Dr., asked if this was going to be changed. The answer was no.
15 Jim doesn't want to do something now that will cause a problem in the future.
16 Carl Holden, 198 Oneida La., commented that he remembers when Harlan was going through the original
17 process. Harlan came back and said they redrew the lines so pools would fit. Mr. Holden feels it should
18 be 25 feet from the development line and 10 feet from the lot line. He is concerned about the impact on
19 trees, etc.
20 Brian Nagle mentioned that the Robbins have a landscape plan for the pool.
21
22 Ted Wray, 201 Oneida La., mentioned that he sold 1 acre to Harlan with the understanding there would
23 be open space. He asked where a pool would be on the lot behind him.
24 Mark pointed out lot #9 and a pool would be in the yellow lot line.
25 Mr. Wray commented that everyone is here because they appreciate the open space concept. If the 25
26 foot setback is not going to be changed then it should be okay.
27 Mr. Marshall asked if lot boundaries can be changed. Mark answered no but Lori mentioned that an
28 easement by a public utility could impact a property line.
29 Mark mentioned that in 2008 the PC vote was 3-3 with recommendations to the BOS.
30 Mr. Hartnett asked about the size of the pools. Mark commented that the development plan shows 200
31 SF for a pool and that is small.
32
33 Mr. Robbins apologized. He and his wife appreciate the open space and wildlife and don't want to
34 encroach on it. They only want a nice pool they can enjoy.
35 Mr. Nagel commented that the changes to the proposal make sense taking into account the future of the
36 township as Jim mentioned.
37 Lori asked if the purpose of the meeting is to clarify where we are or to consider a change.
38 Mark commented that as staff he views it as clarification because of the uniqueness of the development.
39 He will meet with the Township Solicitor to see if there should be something specific to the Open Space
40 Development. Adam feels the concept is clearer and some rewording of Mark's proposal needs to be
41 done. He doesn't feel it is ready for a motion. He asked the commission members if they wanted the 5
42 foot or 10 foot option. All agreed to the 10 foot option. Jim moved to have staff revise the proposal to be
43 specific to open space development and specify the 10 foot setback from the internal lot line then review
44 with the Township Solicitor and have it for review at the PC April meeting. Brad seconded the motion.
45 Mr. Holden repeated that this would be specific to only this type of development. Mr. Marshall thanked
46 the PC for having the public meeting. The motion passed unanimously.
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1 **C. 2016 GOALS**

2 1. Mark had a large plan of the Paoli trail which he put on a table for discussion. The
3 commission members reviewed it and commented about parking for the trail patrons, rest rooms, signage,
4 street lights, etc Mark reported that he attended a meeting in Phila. yesterday for the federally funded
5 TCDI grant. They are looking for attachment to other trails, a sense of community, and commuting from
6 the high school and corporate park. Our plan fits into this. Mark mentioned other grant opportunities.
7 The Commission asked Mark to continue looking for funding.
8

9 **D. ADJOURNMENT**

10 There being no further business, Adam moved to adjourn the meeting. Jim seconded the motion.
11 The meeting adjourned at 9:30 pm. The next regular meeting will be held on April 6, 2016 at 7:00
12 pm.
13

14
15 Respectfully submitted, _____
16 *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: 3/31/2016
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *MG*
Re: 943 Cornwallis Drive / Subdivision Application

Dear Commissioners,

The Township has received revised subdivision documents for 943 Cornwallis Drive. This ~2.5 acre parcel is proposed to be subdivided into two lots. The applicant is seeking the Planning Commission recommendation for approval to include the following waivers from the Subdivision Ordinance:

1. 205-28.A - Combine Prelim and Final Plan Approval
2. 205-35.G - Grading within five feet of the property line
3. 205-36 - Requirement to submit a Landscape Plan
4. 205-62 - Install street trees.

Staff supports waiver requests 1-3:

Request 1: Combining the Preliminary Plan and Final plan is appropriate in this case.

Request 2: The grading proposed along the property line is needed to accommodate a new shared driveway along the northern boundary of the tract. The applicant owns the property to the north and the grading proposed will not adversely impact future property owners of either lot.

Request 3: The locations of each new home are depicted on the plan, however the actual footprints may change based on the desires of the builder or new owner. In the past applicants who have been granted a waiver from the LS Plan have listed the species to be planted on the final plan and submit a LS plan for each home when a building permit is submitted.

Request 4: A waiver from the street tree requirement is recommended so long as the applicant incorporates the 4 street trees required into the landscape plans for the two lots, and be planted outside the proposed street right of way.

At this time the Township engineer has not completed his review of the revised plan and I anticipate that it will be done prior to the Wednesday meeting. I will forward it to you if I have it in time.

The Planning Commission has until May to make a recommendation on this subdivision plan however should we receive the engineers' review prior to your meeting and it is favorable for approval, the Commission could consider the following motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors grant the requested waivers and approve the final subdivision plan for 943 Cornwallis Drive with the following conditions:

1. The applicant shall list the proposed varieties and number of plants proposed for landscaping on the final plan.
2. The applicant shall correct the waiver requests to reflect the correct ordinance sections.
3. Landscape plans for each lot shall be submitted to the Township along with the building permit application. The Township staff will confirm that the proposed plantings are not invasive species, the trees proposed are listed on the Township Recommended Tree Species List (Resolution 2015-20) and that the landscaping is installed prior to issuance of a use and occupancy certificate.
4. Each individual lot landscaping plan shall include two trees that meet the street tree requirements and those trees shall be planted outside the proposed street right of way as depicted on the plan.



EDWARD B. WALSH & ASSOCIATES, INC.
Complete Civil Engineering Design / Consultation Services
Lionville Professional Center
125 Dowlin Forge Road
Exton, PA 19341

March 29, 2016

Mr. Mark Gordon, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, Pa. 19380

Dear Mr. Gordon:

Enclosed please find revised plans for the Cornwallis Drive subdivision. The plans have been revised to address review comments provided in the Township review letter dated March 2, 2016. The revisions are as follows:

Zoning:

1. A clear sight triangle was added to the plan at the driveway intersection.
2. The plan set was revised to note the proposed landscaping on each lot will be provided on the building permit plans as discussed with the Township Conservancy Board.

Subdivision and Land Development:

3. The waiver was added to sheet one.
- 4.a. Sheet one was revised to note all adjacent property owners.
- 4.b. The noted information for the existing trees and their protection was added to the existing features and E & S plan sheets.
- 4.c. The existing/ proposed well location was added to sheet two.
- 4.d. A note was added to sheet one to clarify that there are no known deed restrictions.
- 4.e. A planning module exemption was previously submitted to the Township to sign and forward to DEP.
5. As grading within five feet of the property line is necessary for the access to the common drive, a waiver request was added to sheet one.


REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
Pennsylvania, New Jersey, Delaware & Maryland
610-903-0060 FAX 610-903-0080
www.ebwalshinc.com
Established 1985

6. The noted requirements and data for the trees was added to the plan set.
7. Street trees were not considered necessary by the Planning Commission but will be added to the plan if required by the Supervisors.
8. The proposed systems were revised to meet the volume control requirements with other approved BMP's.
9. The test results were added to the stormwater management report.
10. All storm event printouts were added to the report.
11. The system does not utilize the noted discharge structure; therefore, this comment is not applicable.
12. The report was expanded to demonstrate the reduction in flow rate to the existing Township cross pipe under the road; this demonstrates that the project is improving the cross pipe condition.
13. The systems analysis was expanded to include the tailwater analysis to confirm the system functions as intended.
14. The silt fence was extended as noted.
15. The easement was added to sheet one.
16. The certification will be signed on the plan sets for recordation and Township files.
17. The agreement will be provided by the applicant.
18. The certification on sheet one was revised as noted.
19. The sanitary sewer easements were extended as noted.
20. The reference was removed as noted.
21. The manhole invert was added to the plan set.
22. The legal descriptions for the proposed easements, upon confirmation of the easement layout, will be prepared and submitted for review.
23. The planning module exemption approval has been enclosed with this submission.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Very truly yours,

EDWARD B. WALSH & ASSOC., INC.


Adam J. Brower, P.E.

EAST GOSHEN CONSERVANCY

March 18, 2016

East Goshen Township
Planning Commission
1580 Paoli Pike
West Chester, Pa. 19380

Re: Moser SD Application / 943 Cornwallis Dr.
Conservancy Board Recommendation

Dear Commission Members:

At their meeting on March 9, 2015 the Conservancy Board voted in favor of the following motion:

Madam Chairman, I move that we recommend that the Planning Commission recommend approval of the subdivision plan for 943 Cornwallis Drive and support the landscaping waivers requested with the following conditions:

1. The applicant shall list the proposed varieties and number of plants proposed for landscaping on the final plan and a LS plan shall be provided to the Township along with the building permit application. The Township staff will confirm that the proposed plantings are not invasive species, the trees proposed are listed on the Township Recommended Tree Species List (Resolution 2015-20) and that the landscaping is installed prior to issuance of a use and occupancy certificate.
2. The street tree requirement should be waived due to the existence of existing street trees.

Sincerely,



Mark A. Gordon
Zoning Officer



THE COUNTY OF CHESTER



COMMISSIONERS

Terence Farrell
Kathi Cozzone
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

March 10, 2016

Louis F. Smith, Jr., Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Preliminary/Final Subdivision - 943 Cornwallis Drive
SD-2-16-13319 - East Goshen Township

Dear Mr. Smith:

A preliminary/final subdivision plan entitled "943 Cornwallis Drive", prepared by Edward B. Walsh and Associates, Inc., and dated October 22, 2015, was received by this office on February 17, 2016. The plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location - the east side of Cornwallis Drive, north of Colonial Lane

Site Acreage - 2.65 acres

UPI - 53-4-57

Landscapes2 Designation - **Suburban Landscape**

Watersheds Designation - Ridley Creek watershed

PROPOSAL:

The applicant proposes the creation of two residential lots. The existing residence on Lot 1 will be removed. The project site, which will be served by on-site water and public sewer, is located in the R-2 Low Density Residential zoning district.

RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed and all East Goshen Township requirements be satisfied before action is taken on this subdivision plan.

COUNTY POLICY:

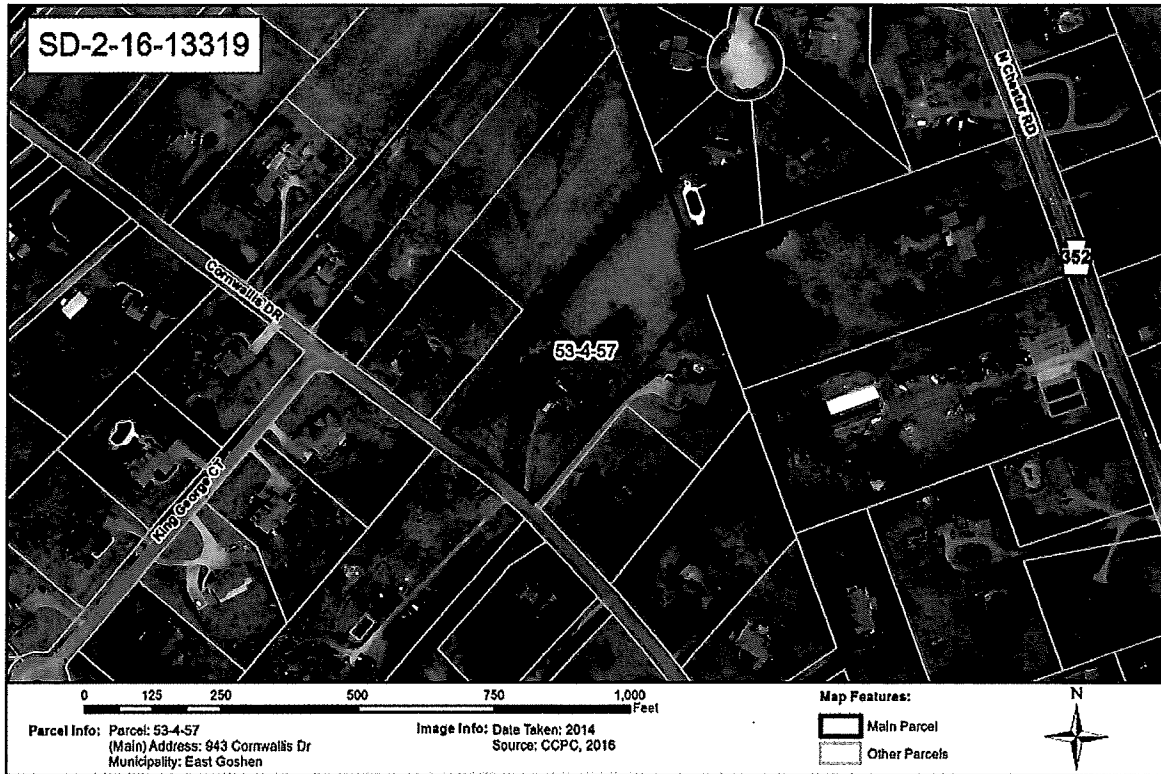
LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

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Re: Preliminary/Final Subdivision - 943 Cornwallis Drive

SD-2-16-13319 - East Goshen Township



WATERSHEDS:

2. *Watersheds, An Integrated Water Resources Plan for Chester County and Its Watersheds*, is the water resources component of *Landscapes2*. *Watersheds* indicates that the proposed development activity is located within the Ridley Creek watershed. The highest priority management objectives identified in *Watersheds* for consideration in land development and land use planning within the Ridley Creek watershed include: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. These concerns and conditions should be taken into consideration in final site design decisions. Specific strategies for implementation to effectively address these items can be found in Part 8 of *Watersheds*. A more detailed listing of water resources management needs and resources to be protected within the Ridley Creek watershed can be found in Part 10 of *Watersheds*. *Watersheds* can be accessed at www.chesco.org/water through the "Water Information (Online Maps and Publications)" link.

PRIMARY ISSUES:

3. Vehicular access to Lot 2 will be provided from a shared access easement on UPI# 53-4-59 to the north. The details of this shared access arrangement should be incorporated into the deeds of both lots.

4. We estimate that there are approximately 63 dwelling units currently served by a single access to Route 352 at Colonial Lane. If Colonial Lane or Cornwallis Drive were to be blocked by an accident, or natural disaster, access for emergency vehicles could be compromised. We reiterate that the Township should consider establishing a secondary/emergency access connection for these residences or consider limiting the number of residences permitted on a single access. The County Planning Commission's Multimodal Circulation Handbook recommends that a maximum of 24 dwelling units utilize a single access point. The Township should consider adding provisions to the Township Subdivision and Land Development Ordinance pertaining to the maximum number of lots permitted on a cul-de-sac in order to avoid this issue for future development proposals. The Emergency Access design element of the Multimodal Circulation Handbook is available online at: <http://www.landscapes2.org/transportation/circulation/09-EmergAccess.cfm>.

The County Planning Commission recently reviewed a final subdivision plan for the adjoining 4.05 parcel to the east (UPI# 53-4-55), regarding the creation of a second residential lot located on the west side of North Chester Road south of Wineberry Lane (CCPC# SD-10-15-12812, "Gary Moore," dated November 12, 2015). The applicant and Township should investigate the feasibility of creating an emergency access connection which would extend along the southern portion of #53-4-57 and the northern portion of UPI# 53-4-55, utilizing the proposed driveway entrance for Lot 1 of the current plan submission and the proposed driveway entrance for Lot 2 of the Gary Moore subdivision as part of an emergency access connection. The Commission identified in its review of the Gary Moore subdivision plan (comment #3, page 2) that the Lot 2 driveway entrance could potentially be utilized as an emergency access connection from North Chester Road to Cornwallis Drive.

5. The site contains areas of hydric (wet) soils (CaB Califon and GdB Gladstone) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. If construction occurs on this site, on-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.
6. In July 2013, the "County-wide Act 167 Stormwater Management Plan for Chester County, PA" was approved by the Pennsylvania Department of Environmental Protection (DEP). Land disturbance and land development activities that occur within Chester County must comply with the stormwater management standards included in the approved Act 167 Plan and the requirements of the municipality's County-Wide Act 167 stormwater ordinance. Implementation of the Act 167 Plan and ordinances will help reduce the impacts of stormwater and pollutant runoff to Chester County's streams and groundwater. The municipal engineer should thoroughly review the proposed plans to ensure compliance with the applicable standards of the County-wide Act 167 Plan as incorporated within the municipality's Act 167 stormwater management ordinance.
7. The proposed project is located in an area designated by the Pennsylvania Department of Environmental Protection (DEP) as a Special Protection Watershed. Special Protection Watersheds are important because Chester County's High Quality and Exceptional Value Watersheds may be especially sensitive to degradation and pollution that could result from development. The DEP or the municipality may impose stricter limitations on proposed wastewater and stormwater discharges in these watersheds, and special care should be exercised in the design, construction, operation and maintenance of stormwater control facilities in these areas to prevent degradation of the waters of the Commonwealth.

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Re: Preliminary/Final Subdivision - 943 Cornwallis Drive

SD-2-16-13319 - East Goshen Township

8. As of 2014, nearly every municipality in Chester County has at least one stream segment listed as impaired by the Pennsylvania Department of Environment Protection (DEP) and not meeting the applicable state water quality standards. The municipal engineer and the applicant should review the DEP information regarding the locations, sources and causes of listed water body impairments to ensure that the proposed activity will not increase the pollutant loading to an impaired water body. Information regarding listed impairments for Chester County water bodies can be found at www.chesco.org/water through the "TMDLs/Water Quality Improvement" link.

ADMINISTRATIVE ISSUES:

9. The plan depicts the location of a 20 foot wide sanitary sewer easement for Lot 1 that traverses Lot 2. The details of this easement should be incorporated into the deeds of both parcels.
10. A copy of the plan should be submitted to the Chester County Health Department (CCHD) for their review and comment on the proposed sewage disposal and/or water supply. The municipality from the appropriate authority and company prior to final plan approval, if applicable, should receive confirmation on the availability of sufficient sewer and water capacity.
11. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Planner

cc: Jim Angelini
T. Richard Moser Land Developers LP
Edward B. Walsh and Associates, Inc.
Moser Construction Management LLC
Chester County Health Department



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

March 22, 2016

Mr. Rick Smith
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

MAR 22 2016

Re: Act 537, Application for Exemption
943 Cornwallis Drive Subdivision
DEP Code No. 1-15919-238-E
East Goshen Township
Chester County

Dear Mr. Smith:

The Department of Environmental Protection (DEP) has received the above-referenced subdivision plan. This letter confirms DEP's determination that the above-referenced project is exempt from the requirement to revise the Official Plan for new land development. This determination is based in part on municipal and other sign-offs. The project is located at 943 Cornwallis Drive, in East Goshen Township, Chester County.

This project proposes a 2 lot residential subdivision. The existing dwelling will be demolished and 2 new single-family dwellings will be constructed.

The project will be connected to the East Goshen Municipal Authority collection system and will generate an additional 275 gallons of sewage per day to be treated at the East Goshen Municipal Authority Wastewater Treatment Facility.

Any person aggrieved by this action may appeal, pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. Section 7514, and the Administrative Agency Law, 2 Pa. C.S. Chapter 5A, to the Environmental Hearing Board, Second Floor, Rachel Carson State Office Building, 400 Market Street, P.O. Box 8457, Harrisburg, PA 17105-8457, 717.787.3483. TDD users may contact the Board through the Pennsylvania Relay Service, 800.654.5984. Appeals must be filed with the Environmental Hearing Board within 30 days of receipt of written notice of this action unless the appropriate statute provides a different time period. Copies of the appeal form and the Board's rules of practice and procedure may be obtained from the Board. The appeal form and the Board's rules of practice and procedure are also available in braille or on audiotape from the Secretary to the Board at 717.787.3483. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

Mr. Rick Smith

- 2 -

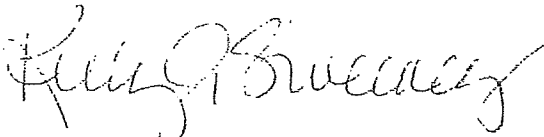
March 22, 2016

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST REACH THE BOARD WITHIN 30 DAYS. YOU DO NOT NEED A LAWYER TO FILE AN APPEAL WITH THE BOARD.

IMPORTANT LEGAL RIGHTS ARE AT STAKE, HOWEVER, SO YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD (717.787.3483) FOR MORE INFORMATION.

If you have any questions or concerns, please contact me at 484.250.5182.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kelly A. Sweeney".


Kelly A. Sweeney
Sewage Planning Specialist 2
Clean Water

cc: Chester County Health Department
Chester County Planning Commission
Chester County Conservation District
T. Richard Moser Land Developers, LP
Mr. Scott Andress
East Goshen Municipal Authority
Planning Section
Re 30 (GJE16CLW)082-3

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: 3/31/2016
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: 1325 Boot Rd. / SSPP Church

Dear Commissioners,

The Township has received a ZHB application for a dimensional variance for the Saints Peter and Paul Church. The Church is requesting relief from the rear yard setback for a shed to support the Catholic Youth Organization. The Church is located in the R-2 Zoning District. The proposed shed is 12'x24' (288 s.f.) and is proposed to have a setback from the rear property line of 20 feet.

The zoning ordinance allows for two sheds (up to a total of 240 square feet in area) to be situated within the side and or rear yard areas. The Church currently has 2 sheds within the rear yard setback. The church is requesting to place a third shed (288 s.f.) within the rear yard setback.

The Church and School have a rear yard setback of 75 feet and 65 feet respectively. The Township position is that the shed must meet the 65' setback because the shed is larger than 240 s.f. and considered an Accessory Building. Also, the property already has two sheds within the rear yard setback area. In addition to the application materials I have provided a copy of the Zoning table and a snapshot from the approved plan of the area in question; as well as an aerial plot showing the existing sheds for your review.

Staff Recommendation:

The placement of the proposed shed does not appear to significantly impact the surrounding uses nor should its addition to the property intensify the Church, School or Athletic uses that are currently occurring on the property.

It is the opinion of the staff that an additional shed for the storage of athletic equipment is incidental to the uses on the property and will not significantly change the character of the Church and School uses or the surrounding residential properties. Screening of the shed(s) could be helpful to lessen any visual impacts.

Draft Motion:

I move that the Planning Commission recommend that the Board of Supervisors of supervisors (take No Position on) **or** (Support) the dimensional variance request application of Saints Peter and Paul Church for the proposed shed with the following condition(s):

1. The shed shall be placed as far from the rear property line as possible and no closer than the two existing sheds in the immediate vicinity; as depicted in their application.

(Additional Suggested Conditions)

2. Landscaping shall be installed to create a visual screen form the adjoining properties.
3. Landscaping shall be enhanced for the existing sheds landscaping to landscape screening shall be

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

FILE

Name of Applicant: Sts. Peter and Paul Catholic Church -- contact is Daniel Bush as CYO Board member

Applicant Address: 1325 East Boot Road
West Chester, PA 19380

Telephone Number: 610 405-5422 Fax Number: 610 696-6668

Email Address: dbush@lambmcerlane.com

Property Address: same as applicant

Tax Parcel Number: 23-7367951 Zoning District: R-2 Acreage: 11.5

Purpose of Application (check one)

- ☒ Variance (Type: ☐ Use Variance ☒ Dimensional Variance)
☐ Special Exception
☐ Appeal determination of the Zoning Officer
☐ Other _____

Sections of Zoning Ordinance in which relief is sought:

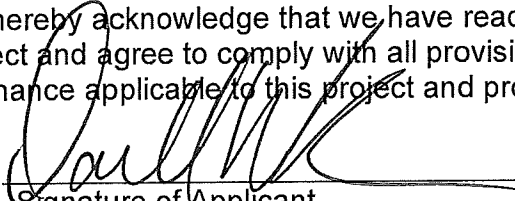
Section 240-9(G) (setback of 65 feet)

Section 240-32(P)(1)(b) (maximum of two storage sheds of 120 sq feet)

Description of the Zoning Relief requested and the future use of the property:

We are seeking a variance from the setback provisions of the Code to permit the placement of a shed on the property. Also there are currently 2 smaller sheds on the property, and we are seeking a variance for the placement of a third, larger shed. The proposed location attached hereto is the only viable location for the shed on the property. While there may seemingly be other locations on such a large property, security of the shed and the physical limitation of taking potential contents of the shed to other locations on the property, amongst other things, make those options unfeasible.

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.



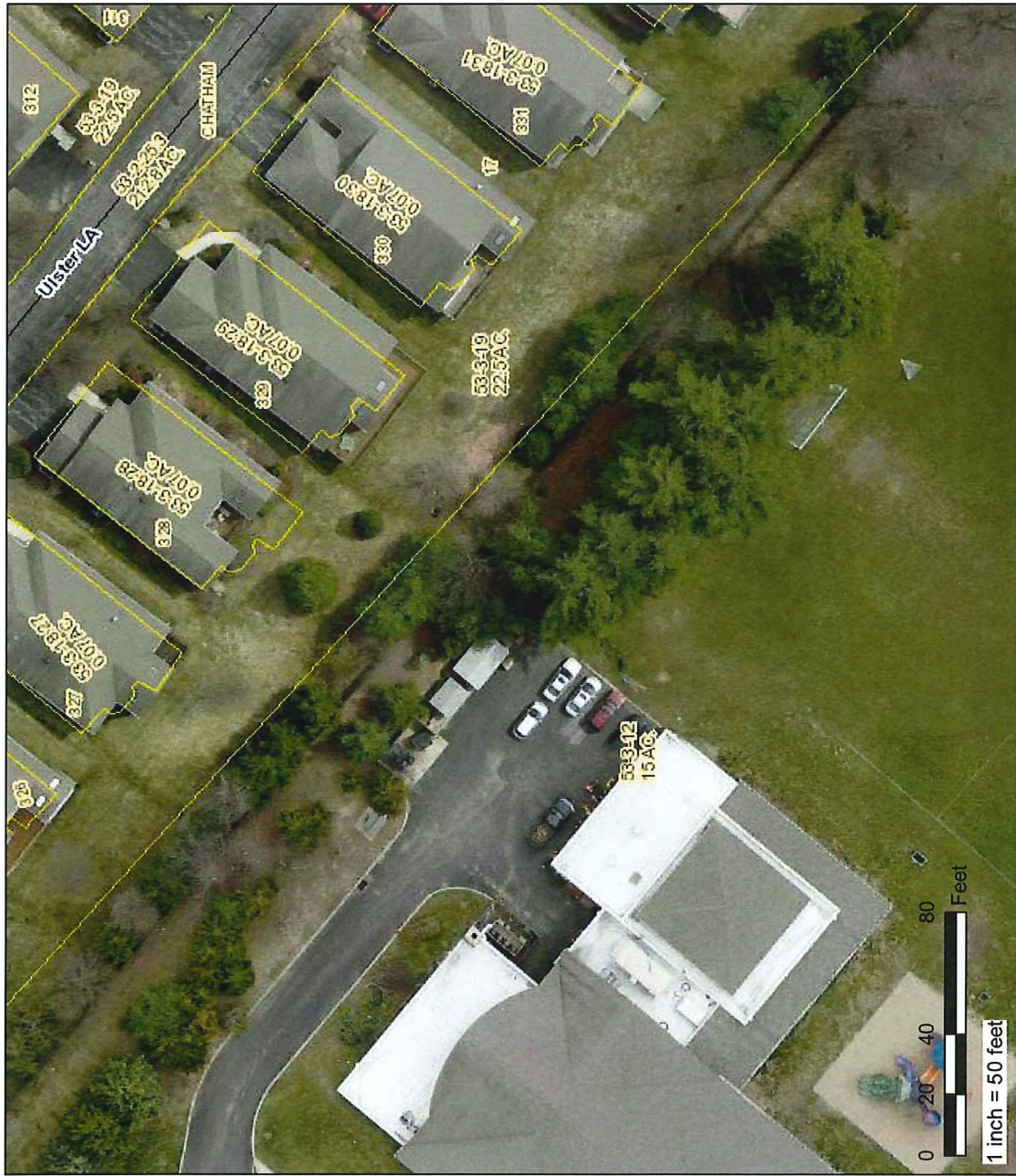
Signature of Applicant

3/8/16

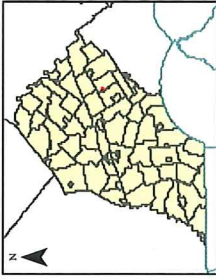
Date

***Please review the formal application and review procedures on page three.**

SSPP Church / School



COUNTY OF CHESTER
PENNSYLVANIA



Map Created:
Thursday, March 31, 2016
County of Chester

Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the data contained herein.
For information on data sources visit the GIS Service page listed at www.chesco.org/gis.

S 42°59'00" E

TRASH
ENCLOSURE,
SEE DETAIL SHEET 10

**-END
CURB**

S 43°39'15" E 58'

-CHAIN LINK FENCE

H.C.
CURB
CUT
0.04'

SHED

32,200 S.F. FREE STANDING SCHOOL BUILDING

Soccer Field

**SOFT PLAY
AREA NO.2**

RETAINING WALL

UPPER LEVEL
F.F. 468.50

LOWER LEVEL
F.F. 455.17

CONC. PADS
AT EXISTS/
(TYP.)

BASEBALL FIELD

**SEE LIST OF
ALTERNATES REGARDING
GAME FIELDS**

SEE ARCH. SITE
PLAN FOR ADDITIONAL
INFORMATION ON
RETAINING WALLS
AND FENCING

**SOFT PLAY
AREA NO.1**

-RETAINING WALL

NEW FENCE AND
BACKSTOP
REFER TO ARCH
LANDSCAPE PL

SCHOOL SETBACK

CHURCH SETBACK

**±200 L.F. CHAIN-
LINK FENCE TO**

BOOT ROAD

ZONING REQUIREMENTS

R-2 RESIDENTIAL DISTRICT

	PLACE OF WORSHIP AND RELIGIOUS INSTITUTION USE	SCHOOL USE	PROVIDED
MIN. LOT AREA	2 ACRES	12 ACRES	13.853 AC. (NET)
MIN. LOT WIDTH			
AT SETBACK LINE	200 FEET	300 FEET	1,105 FEET
AT STREET LINE	100 FEET	150 FEET	1,104.78 FEET
MAX. LOT COVERAGE			
BY BUILDINGS	25 PERCENT	25 PERCENT	8.86 PERCENT
BY TOTAL IMP. COVER	35 PERCENT	35 PERCENT	34.54 PERCENT
MAX. BUILDING HEIGHT	3 STORIES, 30 FEET	3 STORIES, 30 FEET	28'-4" FEET
MIN. FRONT YARD	55 FEET	65 FEET	55 FEET* / 65 FEET
MIN. SIDE YARD	30 FEET (EACH)	40 FEET (EACH)	30 FEET / 40 FEET
MIN. REAR YARD	65 FEET	75 FEET	65 FEET / 75 FEET

* EXISTING RECTORY BUILDING IS SITUATED WITHIN THE FRONT YARD AS AN EXISTING NON-CONFORMING STRUCTURE.

THIS LAND DEVELOPMENT PLAN PREPARED IN ACCORDANCE WITH CONDITIONAL USE APPROVAL GRANTED SEPTEMBER 21, 1999 BY THE BOARD OF SUPERVISORS PURSUANT TO SECTION 240-6B ET. SEQ. OF THE ZONING ORDINANCE.

PARKING REQUIREMENTS

CHURCH

1,260 L.F. x 12" / 20" PER SEAT =	756 SEATS
756 SEATS @ 1 SPACE PER 4 SEATS =	189 SPACES
3 EMPLOYEES X 0.5 SPACE PER EMPLOYEE =	<u>2 SPACES</u>
SUBTOTAL PARKING FOR CHURCH =	191 SPACES

SCHOOL

20 CLASSROOMS @ 1 SPACE PER 2 CLASSROOMS =	10 SPACES
30 FACULTY AND FULL-TIME EMPLOYEES @ 1 SPACE PER EMPLOYEE	<u>30 SPACES</u>
SUBTOTAL PARKING FOR SCHOOL =	40 SPACES

TOTAL

191 (CHURCH) + 40 (SCHOOL) =	231 SPACES REQUIRED
	<u>257 STANDARD SPACES PROPOSED</u>
HANDICAPPED SPACES REQUIRED	<u>7 SPACES REQUIRED PER ADA</u>
TOTAL SPACES PROVIDED	264 SPACES

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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: 3/29/2016
To: Planning Commission
From: Mark Gordon, Township Zoning Officer
Re: Swimming Pool Setbacks for Single Family Open space Development (SFOD)

Dear Commissioners,

As we've discussed the Single-Family Open space Development reduced lot size allowances makes the construction of a standard swimming pool problematic. At your last meeting the PC reviewed graphical representations of all lots in Sorrell Hill in order to visualize the potential impacts of an ordinance amendment.

After hearing the public comment and as requested the Staff has consulted with the Township Solicitor and has provided the revised text amendment for your consideration.

Staff Recommendation: It is the opinion of the staff that an amendment to the code to modify the Swimming Pool Accessory Use section of the Zoning Ordinance for Single Family Open space developments is appropriate and such an amendment can still accomplish the original spirit of the pool 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 the edge of the water in no case shall the edge of water be closer than shall be at least twenty-five (25) feet to from any lot line.

Exception for Single-family open space developments: Pools constructed within an approved single-family open space development shall be located behind the single family dwelling in an area on the individual lot which abuts the common open space. The edge of water shall be at least ten (10) feet from any lot line

within the open-space development; and twenty-five (25) feet from any development boundary line; and at least twenty-five (25) feet from any structure not owned by the applicant.

(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 recommend that the Board of Supervisors consider amending the accessory use requirement for swimming pools, §240-32.Q, as drafted, 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 residential lots within single family

open space developments while still maintaining an ultimate setback of 25 feet to the boundary of the Single-family open space development. The existing ordinance requirement for pools essentially prohibits standard size 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.

Rossmore Homeowners Association

427 Exton Commons
Exton, PA 19341
(610) 363-1322
Fax (610) 363-2310
Email: ccr@ccrmanagement.com

March 16, 2016

Board of Supervisors
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Dear Board of Supervisors:

I am writing on behalf of the Board of Directors of The Rossmore Homeowners Association in reference to East Goshen Townships Zoning Ordinance regarding swimming pool setbacks for Single-family Open Space Developments (240-32.Q and 240-36).

I understand that the Township Planning Commission is meeting tonight to discuss a recommended motion to the Board of Supervisors to amend the current Ordinance to allow the following 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 the water be closer than five feet to any lot line or 25 feet to any development boundary line.***

The Rossmore Board expressly opposes this amendment as set-back changes would negatively impact the community through storm water run-off issues, loss of privacy and noise considerations and ultimately loss in property values. We believe and support the Township's original intent to uphold the various zoning requirements and this proposed change should be no different. These conditions were similarly concluded in the February 2008 letter to the Board by then Planning Commission Chairman, now current Board of Supervisors Chairman, Senya Isayeff, stating among other things:

- ***The reduced setback could adversely affect an abutting property owner.***
- ***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 Sorrel Hill community was designed and approved by the Township under a certain standard and Rossmore Homeowners made their buying decisions based on the features of their community as well as those of all adjoining communities, Sorrell Hill being one of those. The Rossmore Homeowners Association, Inc. expressly opposes the proposed amendment to the Township Zoning Ordinance for swimming pool setbacks in single-family open space developments.

Thank you for your time and consideration as you preserve the past, serve the present, and protect the future.

Best Regards,



Augustus Rubbo
CCR Management, Inc.

Cc: Rossmore Board of Directors

FYI

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: 3/30/2016

To: Board of Supervisors

From: Mark Gordon, Township Zoning Officer 

Re: 2016 Planning Commission Goal / DVRPC-TCDI Program Grant

Dear Board Members,

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

The Planning Commission has spent a couple evenings discussing objective 6.2 and unanimously passed the following motion at their March 16th workshop meeting:

Mr. Chairman, I move that recommend that the Board of Supervisors authorize the Township Staff to apply for grant funding through the DVRPC's TCDI program to conduct a corridor master plan for the Paoli Pike Corridor.

This recommendation falls right into line with the recommendations in the Comprehensive Plan and will be a good compliment for the existing Paoli Pike Trail Master Plan. Objective 6.2 fits into the TCDI Program objectives.

The TCDI (Transportation and Community Development Initiative) Grant program is for planning projects and focuses on linking land use and transportation planning by:

- Supporting local planning projects that will lead to more residential, employment, or commercial opportunities in areas designated for growth or redevelopment;
- Improving the overall character and quality of life within the region to retain and attract business and residents;
- Enhancing and utilizing the existing transportation infrastructure capacity to reduce demands on the region's transportation network;

- Reducing congestion and improving the transportation system's efficiency by promoting the use of transit, bike, and pedestrian transportation modes;
- Building capacity in our older suburbs and neighborhoods;
- Reinforcing and implementing improvements in designated Centers; and
- Protecting our environment through growth management and land preservation.

I believe Objective 6.1 from the Comprehensive Plan could also be incorporated into the Paoli Pike Corridor Master Plan and fits nicely into the TCDI Program Objectives.

With the amount of work we have put into the grant applications for the Paoli Pike Tail we have most of the hard stuff done and we'll be able to assemble a competitive application quickly. Also, since we used a competitive process to select McMahon Associates we could continue to use them for the Paoli Pike Corridor Master Plan if the Board chooses to.

The maximum soft cap for projects is \$100,000. I estimate that the Paoli Pike Corridor Master plan would cost approximately \$100,000 with a minimum Township match of 20%. Grant Awards will be announced on June 23, 2016 and awardees have one year to complete their projects

The grant application needs to be submitted on April 22, 2016. Should you concur with the Planning Commission Recommendation we'll get working on this right away.

Staff Recommendation:

We recommend that the Board of supervisors authorize staff to file a TCDI grant application to help fund a Paoli Pike Corridor Master Plan thus implementing objectives 6.1 and 6.2 of the 2015 Comprehensive Plan.

East Goshen Township Comprehensive Plan 2015

Appendix A-3

LAND USE

Goal 6. Provide for a diverse mix of residential, commercial, and other land uses in a way that enhances the Township's suburban character, builds community, and respects the natural and historic resources.

East Goshen Township is one of the West Chester region's premier suburban communities because of established and new residential neighborhoods that provide residents of all ages with a comfortable living environment. Convenient access to commercial services, good schools, employment centers, municipal government, emergency services, natural and historic resources, and a wide range of recreational activities also defines East Goshen's desirability for continued residential and business investment. New development can be accommodated utilizing undeveloped and underutilized parcels and through context sensitive redevelopment of older residential and non-residential areas.

Objective 6.1. – Transform the Town Center into a viable, walkable, visitable Place

Recommendation 6.1.1. – Hold a Public Workshop to develop a Concept Plan for an East Goshen "Town Center" within the triangle of land formed by Paoli Pike, Route 352, and Boot Road.

Action Item 6.1.1.1. - Conduct a Public Workshop for members of the public, design professionals, business owners, community leaders, and public officials to develop a design concept and design guidelines for the Town Center. This Workshop could incorporate the following tasks or topics:

- Small group sessions with design professionals to identify the existing assets and concerns of the public;
- Meetings with landowners to determine their interest/ideas for the Town Center
- Potential design solutions to unify the Town Center
- Linkages to a Paoli Pike Corridor master plan
- Ordinance amendments to address the planning and design recommendations
- Planning considerations such as: the potential mix of land uses, access control, reuse opportunities, pedestrian/bicycle connections to the Township Park, and site design standards.

Action Item 6.1.1.2. - Publish the results of the Public Workshop in a summary report, and determine next steps for implementation of the concept plan.

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.

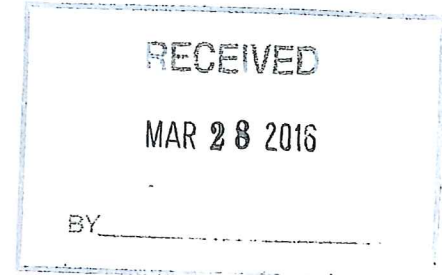
Action Item 6.2.3.2. – Identify principal directional, gateway, landscaping and design needs to enhance the Paoli Pike Corridor, and develop signage and other project design materials.

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.

March 24, 2016

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



RE: DVRPC 2016 Transportation Alternatives Program (TAP)

Dear Mr. Gordon:

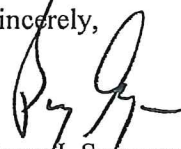
It is my pleasure to inform you that East Goshen Township has been awarded \$1,000,000 for the Paoli Pike Trail, Segment C project for implementation in the DVRPC 2016 TAP. Your application was one of eleven projects regionally awarded from a pool of thirty-five applications in the Pennsylvania portion of the DVRPC region.

Project readiness and the capacity of the applicants to implement these projects in a timely manner was a major consideration in the selection of these projects for funding. Funds awarded through this program must be federally obligated by August 2018. PennDOT District 6-0 will provide assistance in guiding the project through the PennDOT Design Development process.

A DVRPC project manager will be contacting you in the following weeks to schedule a project kick-off meeting to define the scope and responsibilities for the steps required to advance your project. Please be advised that you should not proceed with any element of this project for which you expect to be reimbursed until after the kick-off meeting.

Congratulations on your successful award and we look forward to working with you to implement your project.

Sincerely,


Barry J. Seymour
Executive Director

c: Charles Davies, PennDOT – District 6-0
William Deguffroy, TAP County Representative
Joe Banks, DVRPC
Ryan Gallagher, DVRPC

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

FYI

March 8, 2016

Dear Property Owner:

The purpose of this letter is to inform you that The Township Planning Commission is going to discuss a possible amendment to the Township Zoning Ordinance regarding swimming Pool Setbacks for Single-family open space developments (§240-32.Q and §240-36) at their meeting on Wednesday, March 16, 2016 at 7 PM.

The Sorrell Hill Development on Line Road is a Single-family open space development and the standard swimming pool setbacks make it very difficult for any of the properties within that development to comply with the current requirements; even if a very small pool is considered. The Sorrell Hill development is the only Single-family open space development within East Goshen Township.

The purpose of the Planning Commission's discussion on this matter is to discuss solutions that meet the spirit of the existing ordinance for swimming pools while taking into consideration the unique development type and reduced lot sizes permitted within a Single-family open space development. The current regulation requires that: Pools shall be located behind the building setback line and in no case shall the edge of water be closer than 25 feet to any lot line. This being said, each single family home in the Sorrell Hill development has its own lot lines within the boundary of the development.

Specifically, the Planning Commission will be considering options of how to amend the zoning ordinance so that swimming pools can be accommodated within Single-family open space developments. For example, requiring a minimum 25 foot swimming pool setback from the development boundary would be in keeping with the current zoning requirements and would not impact those residential uses which abut Single-family open space developments.

Pursuant to Township policy, I've sent this letter to all properties within 1000 feet of the Sorrell Hill Development.

The East Goshen Township Planning Commission will meet on Wednesday March 16, 2016 at 7:00 PM to discuss this matter.

All meetings are held at the Township Building and are open to the public. Information on this request is available for review during normal business hours. Please give me a call at 610-692-7171 or email me at mgordon@eastgoshen.org if you have any questions, need additional information or require special accommodations to participate in the meeting.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions
David R. Burman, Township Manager, Willistown Township (via E-mail Only)

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

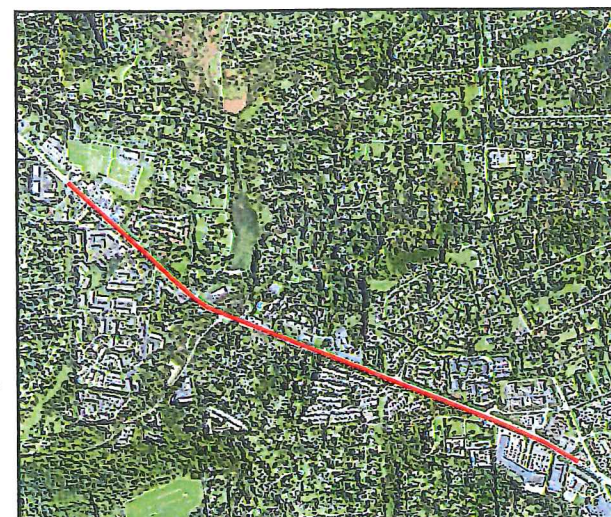
The Key Elements of the Future Land Use Plan include:

- 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.

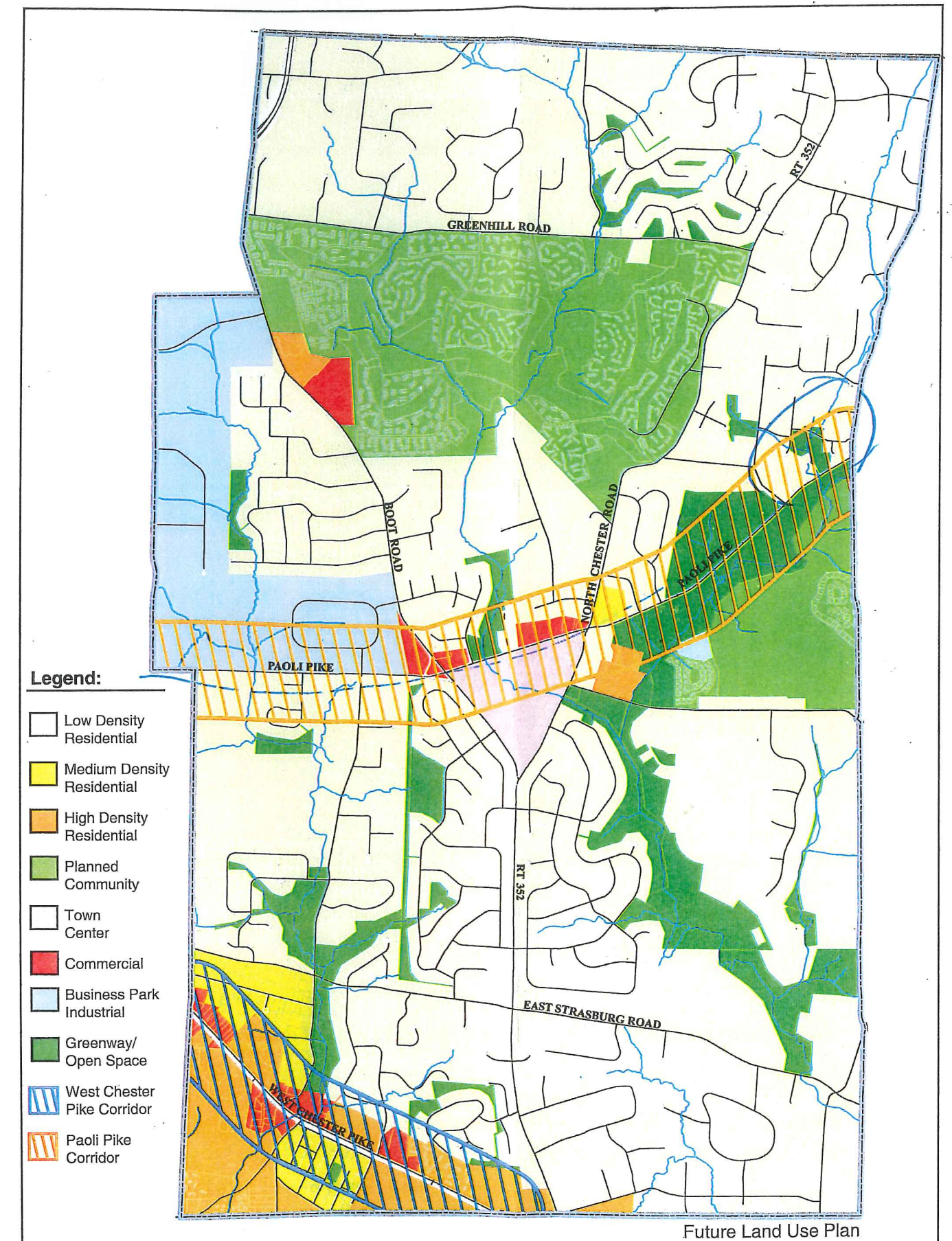
Please refer to Appendix A-3 for additional details.



Town Center



West Chester Pike



BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

March 28, 2016

Dear Property Owner:

The purpose of this letter is to inform you that Saints Peter and Paul Church, 1325 Boot Rd., West Chester, PA 19380, has submitted a Zoning Hearing Board Application requesting dimensional relief from the Rear Yard setback requirements in order to install a shed for the Christian Youth Organization within the rear yard setback area of the property approximately 20 feet from the rear property line.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of Zoning Hearing Board applications.

The meeting dates for this matter are listed below and subject to change without further written notice:

April 5, 2016 – Board of Supervisors (7:00 PM)

April 6, 2016 – Planning Commission (7:00 PM)

April 28, 2016 – Zoning Hearing Board (7:30 PM) (Zoning Hearing)

All meetings are held at the Township Building and are open to the public. The Zoning Hearing Board Application is available for review at the Township building during normal business hours. If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceedings, he or she should contact East Goshen Township at 610-692-7171 to discuss how those needs may be accommodated.

Please give me a call if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

**EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: Sts. Peter and Paul Catholic Church -- contact is Daniel Bush as CYO Board member

Applicant Address: 1325 East Boot Road
West Chester, PA 19380

Telephone Number: 610 405-5422 Fax Number: 610 696-6668

Email Address: dbush@lambmcerlane.com

Property Address: same as applicant

Tax Parcel Number: 23-7367951 Zoning District: R-2 Acreage: 11.5

Purpose of Application (check one)

- ☒ Variance (Type: ☐ Use Variance ☒ Dimensional Variance)
☐ Special Exception
☐ Appeal determination of the Zoning Officer
☐ Other _____

Sections of Zoning Ordinance in which relief is sought:

Section 240-9(G) (setback of 65 feet)

Section 240-32(P)(1)(b) (maximum of two storage sheds of 120 sq feet)

Description of the Zoning Relief requested and the future use of the property:

We are seeking a variance from the setback provisions of the Code to permit the placement of a shed on the property. Also there are currently 2 smaller sheds on the property, and we are seeking a variance for the placement of a third, larger shed. The proposed location attached hereto is the only viable location for the shed on the property. While there may seemingly be other locations on such a large property, security of the shed and the physical limitation of taking potential contents of the shed to other locations on the property, amongst other things, make those options unfeasible.

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.


Signature of Applicant

3/8/16
Date

***Please review the formal application and review procedures on page three.**

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the state of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application process and the Review Process. The application process must be completed in its entirety prior to the applications advancement into the Review Process.

Applicant Name: Saints Peter and Paul Catholic Church

Application Process Checklist (Administration use only):

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	_____
2. All related materials submitted:	_____
3. Township application and review fees paid:	_____

Application accepted on _____ by _____

Official Signature _____ Title _____

Review Process Checklist

<u>Item</u>	<u>Date</u>
1. Start date:	_____
2. Date of first formal Planning Commission Meeting following complete application:	_____
3. Date sent to CCPC:	_____
4. Date sent to Township Engineer:	_____
5. Date presented to Planning Commission:	_____
6. Date sent to CB:	_____
7. Date sent To MA:	_____
8. Date sent to HC:	_____
9. Date sent to PRB:	_____
10. Date sent to TAB:	_____
11. Date by which the PC must act:	_____
12. Date by which Board of Supervisors must act:	_____
13. Drop Dead Date; (Day 60):	_____
14. Zoning Hearing Date:	_____
15. Dates of public advertisement:	_____ & _____

EAST GOSHEN TOWNSHIP ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

PHONE (610)-692-7171 FAX (610)-692-8950

Procedures for the processing and review of Subdivision, Land Development, Conditional Use, Variance, and Special Exception Applications

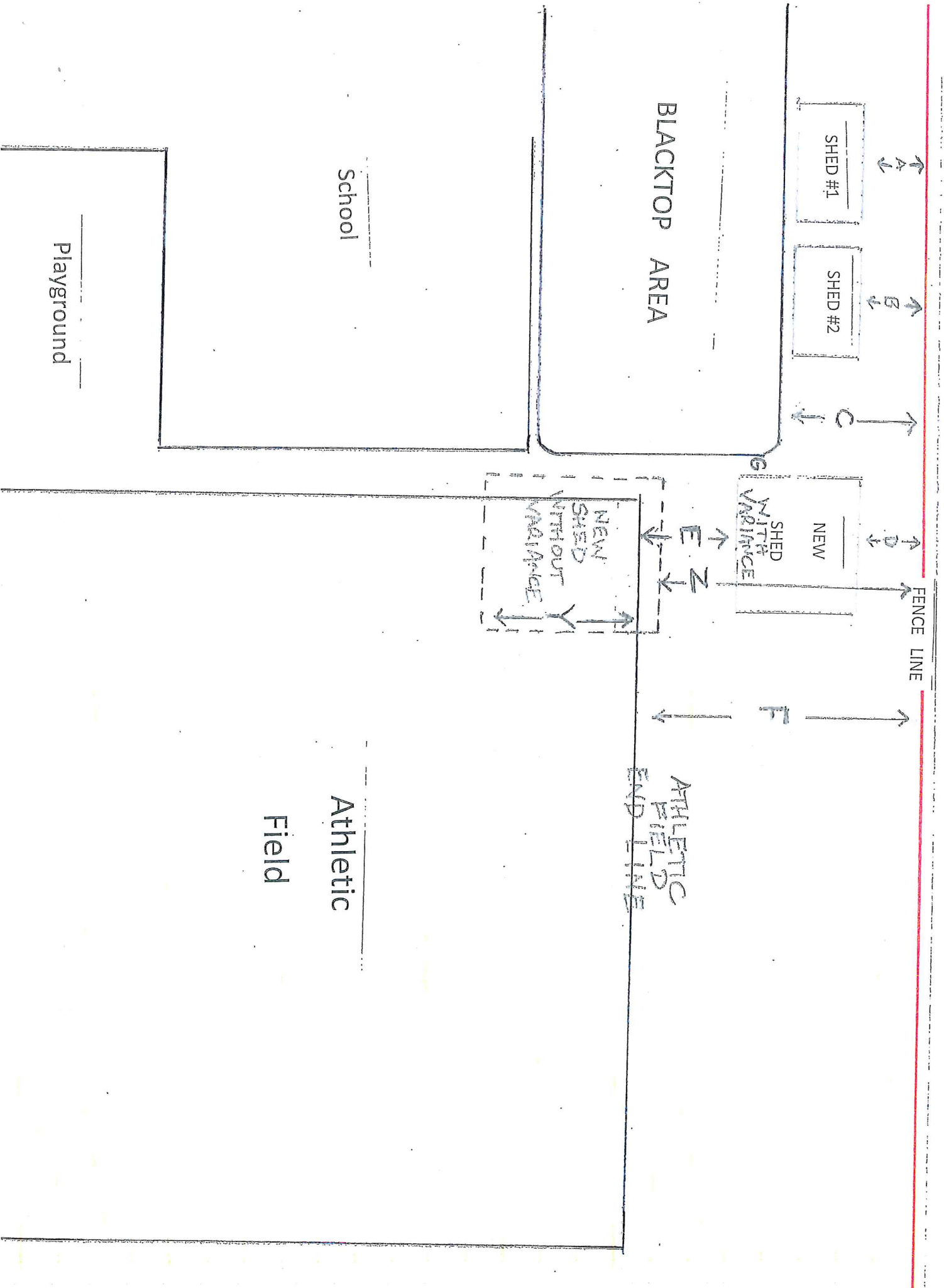
August 19, 2002

2nd Revision: March 2, 2006

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
2. All materials to be considered at the next regular meeting of the Planning Commission must be submitted with at least eleven (11) copies to the Township Staff by not later than close of business the previous Tuesday. Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting.
3. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Commission after the complete application is filed. The application review cycle for Conditional Use, Variance, and Special Exception Applications shall begin the day a complete application is filed with the Township.
4. Applicants should not distribute material to the Commission during a meeting unless it is directly related to the initial presentation of the application. All materials for the Planning Commission, including any material to be used at a meeting, must be delivered to the Township Staff not later than close of business the previous Tuesday.
5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.

Zoning Hearing Board Procedural Rule for Hearing Continuances: ADOPTED: May 13, 2009

1. The Zoning Hearing Board may grant one application for hearing continuance. Subject to the limited circumstances referenced in paragraph 2 below, the rescheduled hearing shall be held unless the applicant withdraws the application.
2. The continuance after the first one shall only be granted in an extraordinary circumstance.
3. The Zoning Hearing board has the sole discretion whether to grant any continuance.



SHED #1

SHED #2

NEW
SHED
WITH
VARIANCE

NEW
SHED
WITHOUT
VARIANCE

BLACKTOP AREA

School

Playground

Athletic

Field

ATHLETIC
FIELD
END LINE

Measurements associated with the proposed new storage shed at Saints Peter and Paul

A = 20 Feet 11 inches = The distance from the rear of existing shed #1 to the Hershey's Mill property line fence.

B = 19 Feet 7 inches = The distance from the rear of existing shed #2 to the Hershey's Mill property line fence.

C = 30 Feet = The distance from the edge of the blacktop to the Hershey's Mill property line fence.

D = 20 Feet = The distance proposed by the **requested variance** from the rear of the new shed to the Hershey's Mill property line fence.

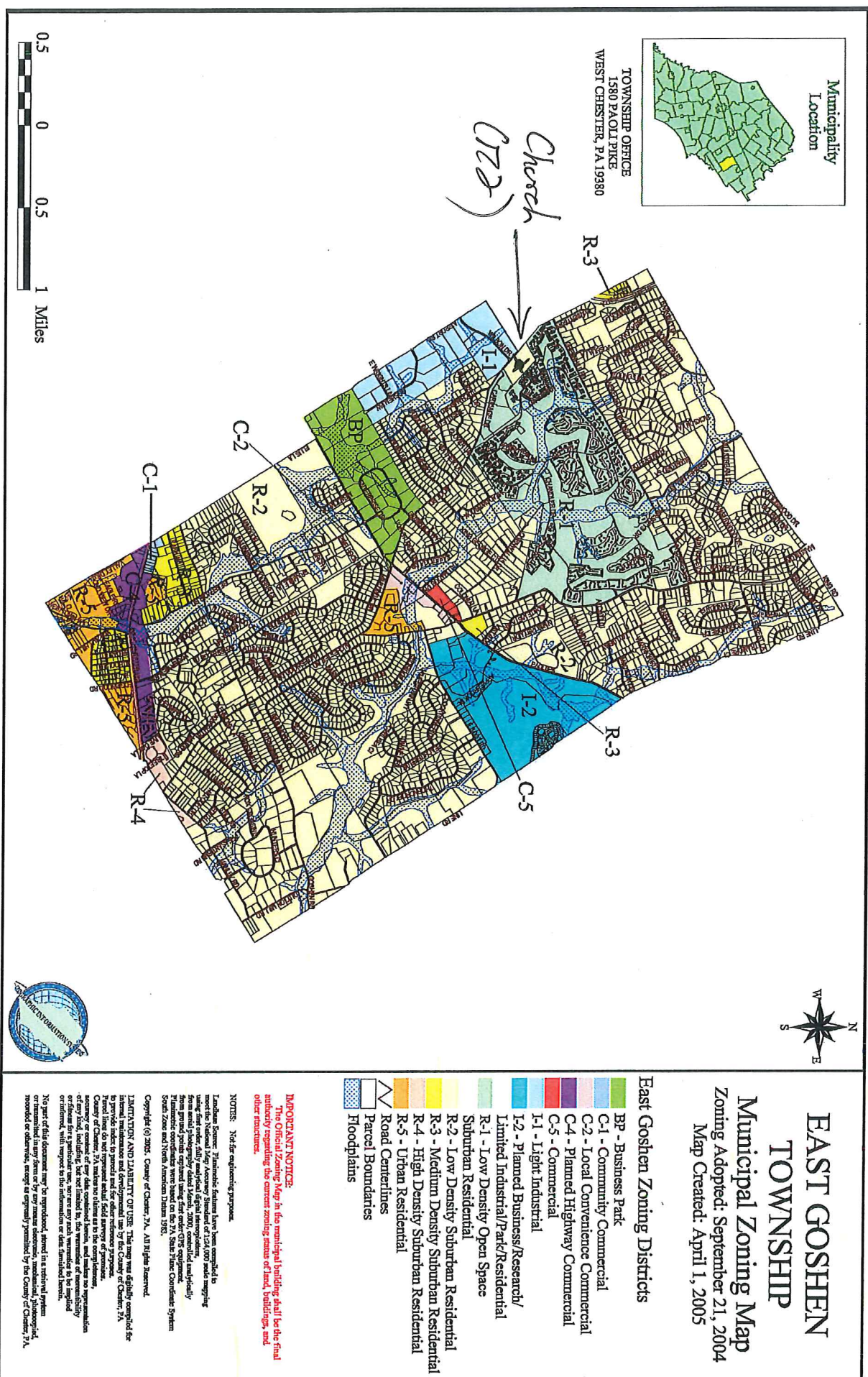
E = 24 Feet = The distance proposed by the **requested variance** from the front of the new shed to the end line of the athletic field.

F = 68 Feet = The distance from end line of the athletic field to the Hershey's Mill property line fence.

G = 12 Feet = The distance proposed by the **requested variance** from the West side of the new shed to the edge of the blacktop.

Y = 21 Feet = The distance the front edge of the shed extends onto the athletic field **as required by East Goshen zoning ordinance.**

Z = 65 Feet = The distance from the rear of the new shed to the Hershey's Mill property line fence **as required by East Goshen zoning ordinance.**



Mark Gordon

From: Dan Bush <dbush@lambmcerlane.com>
Sent: Tuesday, March 29, 2016 4:33 PM
To: Mark Gordon
Cc: Mark Thompson
Subject: SSPP Shed

Mark:

The shed is 12 x 24 x 7. Pictures of the shed are attached herein.

The primary purpose of the shed is for storage. It is much needed at Sts. Peter and Paul, as we have outgrown the other two smaller structures currently on the property. As you can see there is also a small snack bar window. Although we haven't discussed all of the items we will be selling, it most likely will be nothing more than candy, soda, etc. Please understand that the snack bar aspect is purely secondary to the storage purpose for the shed. Moreover, as you are probably aware, the school athletic fields are sparingly used for actual games, and then almost always immediately after school rather than weekends. Further, to say that these CYO events are sparsely attended would be an understatement.

If I can provide any further information, please let me know.

From: Bryan [<mailto:jbw534@aol.com>]
Sent: Monday, March 28, 2016 5:13 PM
To: CALLAHAN, JOHN C
Cc: Dan Bush
Subject: Re: mtg

Dan,

The footprint is 12' x 24'. I will measure the wall height but I think it's 7' or 7.5'.





