

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Workshop Meeting Agenda
Wednesday, July 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. June 1, 2016**
- F. Subdivision and Land Development Applications**
 - 1. 1420 E. Strasburg Rd. (Brakman Property, SD/LD)**
- G. Conditional Uses and Variances
- H. Ordinance Amendments
 - 1. Wireless Communications (DAS Systems - Presentation on August 3)
- I. Old Business**
 - 1. Zoning Ordinance Review (Materials Distributed in June)**
 - a. [§240-22 Signs](#)
 - b. [§240-23 General regulations](#)
- J. New Business
- K. 2016 Goals
 - 1. Objective 6.2 / 2015 Comp Plan / TCDI Grant Submission
- L. Any Other Matter
- M. Liaison Reports
- N. Correspondence

Newsletter Deadlines for 2016:

Fall: August 1, 2016 to be delivered the 3rd week of September

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
1420 E. Strasburg Rd. / Brakman-Gunnison	SD/LD	P/F	5/18/16	6/1/16	5/19/16	5/19/16	5/20/16		8/10/16	8/30/16	NA	8/30/16	
Bold = New Application or PC action required													

Completed in 2016

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	Granted
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
June 1, 2016

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, June 1, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Jim McRee, Dan Daley, Dan Landis, Monica Close and Brad Giresi. Also present was Mark Gordon, Zoning Officer and Janet Emanuel, Township Supervisor.

COMMON ACRONYMS:

BOS – Board of Supervisors

CPTF – Comprehensive Plan Task Force

BC – Brandywine Conservancy

CVS – Community Visioning Session

CB – Conservancy Board

SWM – Storm Water Management

CCPC – Chester Co Planning Commission

A. FORMAL MEETING – 7:00

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

B. SUBDIVISION & LAND DEVELOPMENT

1. 1420 E Strasburg Road (Subdivision/Land Development) – Jim Brandolini of Gunnison Development Co and Thomas Tran, P.E. with Commonwealth Engineers spoke for Mrs. Antoinette S. Brakman, present owner of the property, who was also present. The proposal is to subdivide the 5.079 acre parcel into 3 lots and build 2 new single family homes. Tom discussed storm water management which will be handled by rain gardens, sewer, and realignment of the entrance onto E Strasburg Road. Jim mentioned that they are requesting a waiver from the preliminary plan and asking for a final. They will be taking down 8 trees and the rain gardens will have grasses in them. Also the rain gardens have 1,000 SF extra for future expansion. Jim will develop a landscaping plan. The Township Engineer's letter was received today. PennDOT has been to the site. Jim will have to cut back the bank along the road to get the needed sight distance. Mark has concerns about the sight distance on the driveways. Jim mentioned that 3 separate sewer lines will go to the manhole. PECO will service from the existing line going through the rear of the property. PECO will have to change the transformer. Dan Daley asked about driveway easements and responsibility for sharing cost of maintenance. Jim explained that a Tri-Party Agreement will be used not an HOA. Each homeowner will take care of their own lawn area. Jim McRee asked if the plan includes enough space for future expansion for patios and pools. Monica referred to comment #12 in the engineer's letter which shows concern about space for future construction i.e. patios, pools, decks, etc. She feels there should be only 1 new home, not 2. Jim Brandolini commented that the houses are being raised because of the amount of rock so they will have a walkout basement. He mentioned that they may have to regrade for a patio, etc. in the future. Janet asked for the lot sizes. Jim mentioned that they will be 2.3, 1.3 & 1.29 acres. With the flag they will still have 1 acre to work with for each house. Jim McRee suggested turning the proposed houses.

PUBLIC COMMENT:

1. James Seeley, 47 Lochwood Lane – He pointed out that there is a sign on this property showing that it is a certified wildlife preserve. He is concerned about the disturbance this will cause for the wildlife. He is very concerned about rain runoff coming onto his property. When they first moved here, their back yard was extremely wet, but for the past 7 years it has been dry. He feels the rain gardens are too small. What is Plan B if the rain gardens don't work? He sells grinder pumps so he has knowledge about sewer

1 lines and feels the 3 lines are better. He had aerial shots that show how forested the area is. He would
2 like a more extensive count of the trees. He pointed out that there are many errors on the plans and feels
3 it is too tight for this much development. There have been problems with PECO not being able to service
4 the houses that are there now.

5 2. Charles Hendrixson, 51 Lochwood Lane – He agrees with Jim’s comments. He has had serious water
6 problems on his property and asked that the storm water management plan be looked at very closely.

7 3. Barbara Lyons, 200 Brooke Drive – From her house, she can see the very steep driveway. When
8 there is heavy rain, it runs down the drive and into the street causing erosion problems.

9 4. Antoinette S. Brakman, 1420 E Strasburg Rd – She did the wildlife preserve sign herself so it is not
10 certified. She tried to sell some of the property to Mr. Seeley. She doesn’t feel this will affect the
11 animals at all.

12 Jim Seeley wants assurance that the rain gardens will be maintained. Mark mentioned that they will be
13 inspected every 2 years by an engineer. If they aren’t maintained, it will become a civil problem. This is
14 day 1 of the plan review process which takes 90 days.

15 Jim Seeley pointed out that there have been several bad accidents and some fatalities along this section of
16 the road because people drive too fast. Mark assured him that this is a concern and it will be looked at
17 very closely.

18 Dan Daley asked for an explanation of the rain gardens. Tom explained that they are designed to detain
19 and/or retain everything up to a 100 year storm. There is an emergency spillway. Jim wants to put a
20 valve in the garden that will open to a drain pipe to relieve excess storm water.

21 Dan suggested that Mr. Seeley send the information he has to Mark Gordon.

22 Adam wants Lori’s input on this. They will have to come back.

23 24 **C. NEW BUSINESS**

25 1. DAS Ordinance - Mark explained that Township Staff has worked with The Cohen Law
26 Group to develop a Zoning Ordinance amendment to regulate DAS Communication Systems. DAS
27 (Distributed Antenna Systems) are employed by communications companies to expand their digital
28 communication footprint in communities primarily to improve their wireless data capabilities. This issue
29 was identified by the COG and East Goshen participated in this endeavor to develop regulations to protect
30 our property owners from the impacts of these facilities. He explained that a township can protect itself
31 from these companies with an ordinance. Janet mentioned that a few years ago at the PSATS meeting
32 they had a seminar about this. She feels keeping this on State Roads is okay but not in residential
33 developments. Mark commented that this would cover above ground utilities and would be a conditional
34 use. He reviewed the wording in the proposed ordinance regarding where poles can be put. He asked the
35 commission members to review it for discussion at the July meeting.

36 37 **D. OLD BUSINESS**

38 1. Sign Ordinance – Tabled until the July meeting.

39 2. Paoli Trail – Mark reported that they have received a grant for segment C, from the corporate
40 park to Boot Rd. Currently we have 3 applications in for additional grants.

41 42 **E. LIAISON REPORTS**

43 1. Board of Supervisors – Janet mentioned that there will be a ribbon cutting on Saturday June 4
44 at 10:00 am on E Boot Road for the opening of the bridge.

45 Also on June 4 the Historical Commission is holding an Artisan Fair at Historic Goshenville from 11:00
46 am to 4:00 pm.

47 On Tuesday June 28 at 7:00 pm the BOS will hold a meeting at the Park Ave Fire House to discuss and
48 decide on the 2 dams.

49 50 **F. ANY OTHER MATTER**

51 1. Mark mentioned that Malvern Institute is working on a master plan for the facility.

52 2. 1335 Park Ave – The resident is running a business out of the home. Mark wrote an
53 enforcement notice. The resident is appealing Mark’s decision to the Zoning Hearing Board.

1
2
3 **G. ADJOURNMENT**

4 There being no further business, Dan Daley moved to adjourn the meeting. Brad seconded the
5 motion. The meeting adjourned at 9:30 pm. The next regular meeting will be held Wednesday,
6 July 6, 2016 at 7:00 pm. Adam will not be attending this meeting.
7

8
9 Respectfully submitted, _____
10 *Ruth Kiefer, Recording Secretary*



One South Church Street
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West Chester, PA 19382
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June 1, 2016

EGOS 0118

Mark A. Gordon
Director of Code Enforcement/Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

**RE: 1420 E. Strasburg Road, Brakman Property
Preliminary/Final Subdivision and Land Development**

Dear Mark:

As requested, we have reviewed the following information, prepared by Commonwealth Engineers, Inc., regarding the referenced submission:

- *"Subdivision and Land Development Plan for Brakman Property"* (eight sheets) dated May 17, 2016;
- *"Post-Construction Stormwater Management Plan Narrative prepared for Brakman Property"* dated May 17, 2016; and
- Subdivision and Land Development application and supporting documents.

The owner, Antoinette Brakman, proposes to subdivide UPI No. 53-6-89 (5.079 acres) into three residential lots; new single family dwellings are proposed for both Lot 2 (1.243 acre) and Lot 3 (2.086 acre). There is an existing dwelling on Lot 1 that will remain. All lots will be served by on-site water and public sanitary sewer. The parcel is located on the south side of E. Strasburg Road (SR 2010), 400± feet east of its intersection with Lochwood Lane, within the R-2 Low Density Residential zoning district. A shared driveway will provide access to all three lots.

We offer the following comments:

ZONING

1. A clear sight triangle and the required sight distance per §240-23.D(11) should be indicated at the proposed driveway.
2. All driveways shall have a maximum grade of 15%. (§240-25.C(2)(b)) Please indicate proposed slopes for the regraded portion of the driveway closest to the road.
3. Any residential subdivision or land development shall give careful attention to providing attractive landscaping. The developer shall submit an overall landscape plan for all subdivisions or land developments. The landscape plan shall be prepared in accordance with §205; the plan is subject to review and approval by the Conservancy Board. (§240-27.D, §205-30.D(2), §205-36.)

SUBDIVISION AND LAND DEVELOPMENT

4. The applicant is proposing preliminary/final plan approval, a waiver from §205.1 should be requested waiving the preliminary plan submission requirement.
5. Specifications regarding the removal and protection of trees in accordance with §205-30.B(15) and §205-30.B(16) shall be provided. The proposed limit of disturbance may not be practical for construction purposes.
6. Regarding trees, the applicant should review §205-61 and §205-63 regarding existing trees, replacement of trees and the protection of existing trees during construction.
7. Street trees with a minimum caliper of three inches shall be provided where deemed advisable by the Planning Commission and/or Supervisors. (§205-62)

STORMWATER MANAGEMENT

8. The applicant shall provide calculations showing the total runoff volume to the rain gardens in a 2-year storm event, preferably using NPDES Worksheet 4, "developed conditions".
9. The drainage area plans show two "*#1 Points of Interest*". Please clarify.
10. The signature block found on Sheet 4 shall be revised per §195-27.A(4).
11. A planting plan for the rain gardens in accordance with the PA BMP Manual is recommended.
12. We have concerns regarding the proximity of the proposed swales and rain gardens to the buildings. Future construction (i.e. decks, patios, landscaping, pools and similar) may infringe on these areas. While we understand building footprints often change, the applicant should reconsider each lot's layout.
13. The applicant is reminded that a Stormwater Management Operation and Maintenance agreement shall be completed. (§195-27.F.2) This document is available on the Township website. Please sign two copies and return to the Township for authorization by the Board of Supervisors. The Township will then return to the applicant for recording with the plan, at the County. A copy of the time stamped document and proof of recording should then be returned to the Township.
14. Per §195-39, the Township requests that the Offer of Blanket Easement found on Sheet 4 be revised to state the following:

"A blanket stormwater management easement is provided over and across the property in favor of East Goshen Township to allow the Township and its agent and designees access to the proposed stormwater management facilities. The Township is granted the right, but not the duty, to access and conduct periodic inspections and to undertake other actions that may be necessary to enforce the requirements of the Township's Stormwater Management Ordinance or of any applicable O&M plan or O&M agreement."

SANITARY SEWER

15. There shall be a separate building sewer for each building unless the Township and/or Authority Engineer determines it to be impractical. There is one common low pressure sewer system (LPSS) pipe proposed for the majority of the sewer line. The ownership of the common line needs to be determined. (§188-28.E) Further:
 - a. We anticipate PADEP will require the Township or Municipal Authority to own the entire common LPSS including those portions on private property.
 - b. Alternatively, a separate pressure lateral could be run from each house (3 total laterals) to a common LPSS at the right-of-way so that the municipality is only responsible for sewers within the right-of-way.
 - c. Another alternative would be to extend the existing gravity sewer approximately 200 LF from MH C-370 along East Strasburg Rd with individual pressure laterals for each lot connected to that gravity main (3 total laterals). This alternative would require the gravity sewer or the LPSS's to run under the creek/culvert and disturbance to the East Strasburg Road cartway.
16. A PennDOT Highway Occupancy Permit is required for the proposed LPSS crossing of East Strasburg Road. (§188-28.F.(3))
17. The plans shall to indicate that the sewer connection to the existing septic system will be disconnected and that the existing system will be pumped out, filled, and abandoned subject to Chester County Health Department approval. (§188-33.A.(2))
18. A product submittal for the proposed grinder pump which includes the manufacturer's detail sheet, pump curve, and installation instructions shall be provided for review. The grinder pump unit and piping needs to comply with the specifications of §188-33. Additionally, the grinder pump system piping size, material, depth, method of connection to the existing manhole, and other information to demonstrate compliance with the requirements of the Township Ordinance shall be shown on the plans. A profile of the LPSS all also be provided since there a few significant grade changes and a utility crossing(s) along the proposed route. (§188-33.A.(3).(a)-(d))
19. A *Grinder Pump Station Operation & Maintenance Agreement* shall to be submitted for review and approval. (§188-33.A.(3).(e) & §188-33.F)
20. We anticipate a Sewage Facilities Planning Module will be required by PADEP for this project, in lieu of an exemption/waiver, since one sewer pipe carries wastewater from more than one dwelling. A Sewage Facilities Planning Application Mailer shall be submitted to PADEP to initiate this process. (§205-33.B(22))
21. An air release valve may be needed on the common LPSS since the subject property is much higher than the roadway and higher than the connection manhole in Brook Drive.
22. There is an existing water main along the south side of East Strasburg Rd that shall be shown on the plans and profile.
23. The applicant should evaluate if the LPSS can be run closer to the eastern property line as it approaches East Strasburg Rd to avoid two 90-degree bends on the north side of road.

GENERAL

24. The existing deed for the parcel, proposed draft legal descriptions for Lots 1, 2 and 3, and all other easements associated with the property (driveway, utility, sewer, etc.) should be provided to the Township. All legal descriptions, easements and agreements are subject to review and approval by the Township Solicitor.
25. A PennDOT Highway Occupancy Permit may be required for the improved driveway, right-of-way grading and utility connections.
26. Please update General Note 11 to reference East Goshen Township.
27. Please review and correct contour labels around the regraded driveway.
28. Please additionally note the status of the following reviews/permits:
 - a. NPDES Permit (PaDEP/CCCD) (§195-15.C(2), -16.A, -17.A) – Not applicable.
 - b. Planning Module (PaDEP) (§240-24.F, §205-33.B(22)(a)) – Correspondence has not yet been received.
 - c. Sanitary Sewer (Municipal Authority) – Correspondence has not yet been received.
 - d. Water (Aqua) – *Will Serve letter dated May 2, 2016.*
 - e. Highway Occupancy Permit (PennDOT) – Correspondence has not yet been received.
 - f. Fire Planning (Fire Marshal) – Not applicable.
 - g. Historic Resource (Historical Comm.) – Not applicable.
 - h. Landscaping (Conservancy Board) – Correspondence has not yet been received.

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

PENNONI



Nathan M. Cline, PE
Township Engineer

cc: Rick Smith, Township Manager (via e-mail)
Gunnison Development Co., LLC (via e-mail)
Thomas Tran, PE, Commonwealth Engineers, Inc. (via e-mail)
Mike Ellis, PE Municipal Authority Engineer (via e-mail)



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
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

June 8, 2016

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

Re: Preliminary Subdivision - Brakman Property
SD-5-16-13866 - East Goshen Township

Dear Mr. Smith:

A preliminary subdivision plan entitled "Brakman Property", prepared by Commonwealth Engineers Inc., and dated May 17, 2016, was received by this office on May 19, 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 south side of East Strasburg Road (State Route 2010), east of Lochwood Lane

Site Acreage - 5.08 acres

UPI - 53-6-89

Landscapes2 Designation - **Suburban** and **Natural Landscapes**

Watersheds Designation - East Branch subbasin of the Chester Creek watershed

PROPOSAL:

The applicant proposes the creation of three residential lots. There is an existing residence on Lot 1 (1.48 acres) which is served by public water and on-site sewer. Lots 2 and 3 will be served by public water and public sewer. The project site 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:

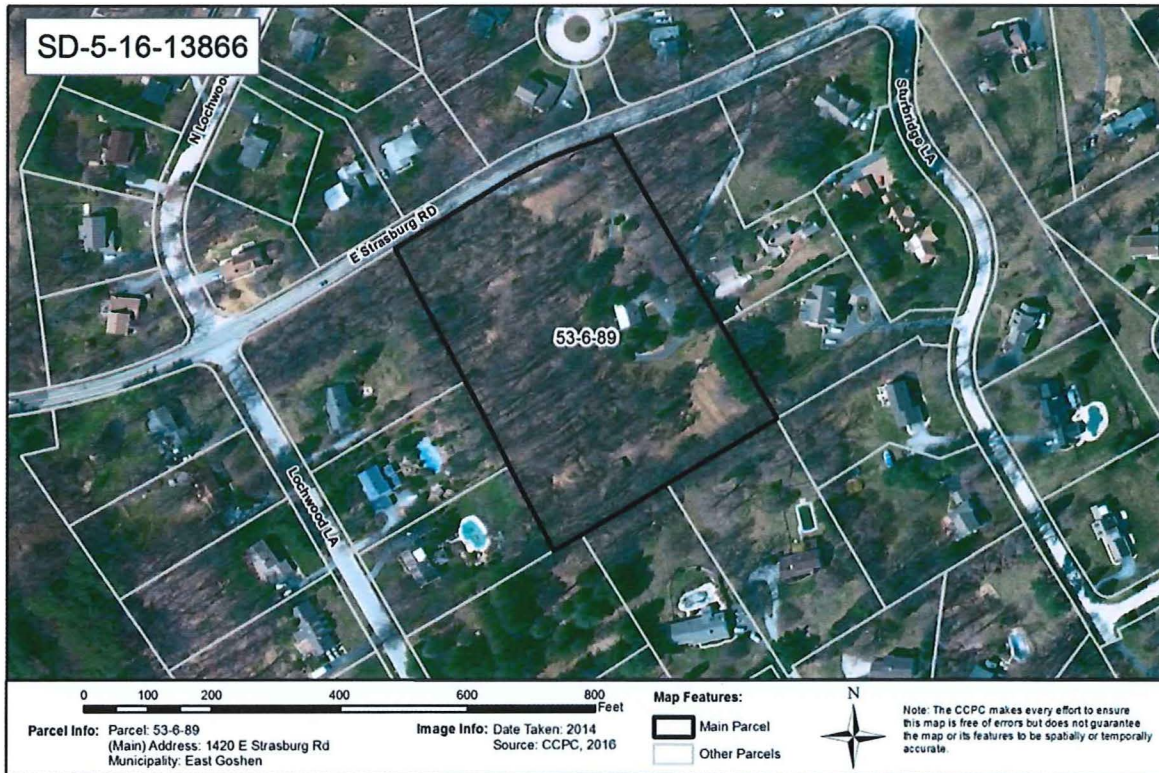
LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of **Landscapes2**, the 2009 County Comprehensive Plan. The objective of the **Suburban Landscape** is to promote new development to accommodate anticipated population and employment growth, using appropriate density, sustainable design, and smart transportation

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Re: Preliminary Subdivision - Brakman Property
SD-5-16-13866 - East Goshen Township

principles. As an overlay of the basic landscapes, the objective of the **Natural Landscape** is to encourage the preservation and restoration of sensitive natural resources. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



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 East Branch subbasin of the Chester Creek watershed. The highest priority management objectives identified in *Watersheds* for consideration in land development and land use planning within the Chester Creek watershed include: reduce stormwater runoff, restore water quality of “impaired” streams, and protect vegetated riparian corridors. 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 Chester 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 all three lots will be provided from a shared driveway arrangement. While the Commission endorses the use of shared driveways, the Township should carefully examine the shared driveway design due to the extensive steep slopes on the project site. We note the applicant is providing a pull-off area along the northern portion of the shared driveway.

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Re: Preliminary Subdivision - Brakman Property

SD-5-16-13866 - East Goshen Township

4. The applicant should verify accuracy of the driveway and utility easement; it appears that a portion of the existing driveway for Lot 1 located on Lot 2 is situated outside of this easement area. The details of this easement should be incorporated into the deeds of all three lots.
5. The Township should verify that all necessary Ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
6. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, the applicant should be aware that the County Planning Commission opposes, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
7. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
8. The site contains areas of hydric (wet) soils (UrlB and UrlD Urban land-Gladstone Complex) 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. 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.
9. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. The municipal engineer should ensure that the proposed plans comply with these standards.
10. Nearly every municipality in Chester County has one or more "impaired" stream segments which do not meet Pennsylvania's water quality standards. PaDEP's information regarding the locations, sources and causes of water body impairments should be reviewed to ensure that the proposed activity will not increase an impaired water body's pollutant loading. For additional information go to: www.chesco.org/766/TMDLs-Water-Quality-Improvement.

ADMINISTRATIVE ISSUES:

11. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

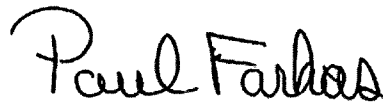
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Re: Preliminary Subdivision - Brakman Property
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12. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
13. A minimum of four (4) 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 and the Assessment Office.

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,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Planner

cc: Gunnison Development Co. LLC
Commonwealth Engineers Inc.
Chester County Conservation District
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT