

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Meeting Agenda  
Wednesday, December 7, 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. **November 2, 2016**
- F. Subdivision and Land Development Applications
  - 1. 1420 E. Strasburg Rd. (Brakman Property, SD/LD)
- G. **Conditional Uses and Variances**
  - 1. **1372 Enterprise Drive (Star Print Mail)**
- H. **Ordinance Amendments**
  - 1. **Home Occupation – Add Firearm Sales to the list of uses not permitted as a Home Occupation**
- I. **Old Business**
  - 1. **Zoning Ordinance Review (Materials Distributed in June)**
    - a. **§240-22 Signs, finalize**
  - 2. **Zoning Ordinance Amendment Priorities for 2017**
- J. New Business
- K. 2016 Goals
- L. Any Other Matter
- M. Liaison Reports
- N. Correspondence

Newsletter Deadlines for 2017:

**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	2	1/4/17	1/17/17	NA	1/28/17	
Star Printing	CU	Sk	11/18/16	11/22/16	NA	NA	11/22/16		12/7/17	1/20/17	12/12/16	1/22/17	
<b>Bold = New Application or PC action required</b>													

**Completed in 2016**

1349 Morstein Rd / McDonald	CU	Sk	8/29/16	8/29/2016	NA	NA	9/1/16		10/5/16	10/18/16	10/18/16	10/28/16	Continued
907 Madison Dr	V	sk	7/20/16	7/20/16	na	NA	7/28/16		8/3/16	8/16/16	9/15/16	9/18/16	Continued
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	APPVD.
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.

**Draft**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**November 2, 2016**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, November 2, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Lori Kier, Jim McRee, Dan Daley, Monica Close, and Brad Giresi. Also present was Mark Gordon, Township Zoning Officer.

**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 pm**

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 October 5, 2016 meeting were approved as amended.

**B. SUBDIVISION & LAND DEVELOPMENT**

1. 1420 E Strasburg Road (Subdivision/Land Development) – Mark noted that the applicant/developer had given extension until January 2017. They are working on revised plans.

**C. ORDINANCE AMENDMENTS**

1. DAS – Mark reported that a clean letter was received from the CCPC. Dan moved that the Planning Commission support this amendment to the Wireless Communications section of the Zoning Ordinance and recommend that the Board of Supervisors move forward with its adoption. Jim seconded the motion. The motion passed unanimously. Mark commented that the township Solicitor will advertise the ordinance and schedule a hearing for December 13, 2016.

**D. OLD BUSINESS**

1. Zoning Ordinance Review – Signs – The Commission continued their review of Temporary Signs, Section I. Discussion covered yard signs, advertising signs, identification signs, inflatables, LED signs, mobile signs, off premises signs refers to signs at the entrance of a commercial subdivision, and land development signs refer to neighborhood developments; i.e. Bow Tree.  
L 1.2 – standard of proof – it was decided to remove “preponderance of proof”.  
N – wall signs on office buildings in C, BP & I districts. All signs on non-residential buildings shall not exceed the height of the exterior wall.  
O – 3a – Top of signs listed as 6.8 feet – change to 7 feet.

**E. NEW BUSINESS**

1. Paoli Pike Trail – Mark reported that Jason needs the approval of the PC to apply for a PennDOT grant. Adam moved to approve application for a PennDOT grant. Monica seconded the motion. The motion passed. Lori abstained.

1 **F. ANY OTHER MATTER**

- 2 1. Lori mentioned that she is enrolled in the Community Planning Course.  
3

4 **ADJOURNMENT**

5 There being no further business, Monica moved to adjourn the meeting. Jim seconded the  
6 motion. The meeting adjourned at 9:00 pm. The next regular meeting will be held on Wednesday,  
7 December 7, 2016 at 7:00 pm.  
8

9  
10 Respectfully submitted,  
11

\_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*

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

AY

November 22, 2016

Dear Property Owner:

The purpose of this letter is to inform you that Star Print Mail, owner of 1372 Enterprise Dr., West Chester, PA 19380 has submitted a Conditional Use application for their property. The applicant is seeking approval to convert the existing single use building to a Multiple Principle Use building, adding a warehouse and distribution use to the lot. The building is located in the Business Park (BP) zoning District where Multiple Principle Use Buildings and Warehouse and Distribution uses are permitted by conditional use.

No external changes are proposed to the building or the parking lot to accommodate this use. The full application is available for review at the Township building.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of Conditional Use applications. **The meeting dates for this matter are listed below and subject to change without further written notice:**

**December 7, 2016 – Planning Commission (7:00 PM)**

**December 12, 2016 – Board of Supervisors (7:00 PM – Conditional Use 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


# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

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**Date:** 12/2/2016  
**To:** Planning Commission  
**From:** Mark Gordon, Zoning Officer   
**Re:** Star Printing / 1372 Enterprise Drive

Dear Commissioners,

Star Print Mail Inc. has submitted a Conditional Use application to convert the existing single use building (Printing and publishing establishment) to permit Multiple uses in a multiple use building. The multiple uses proposed are 1.) Printing and publishing establishment 2.) Wholesaling, warehousing and distribution use.

Specifically, at this time, Star Print Mail Inc. is proposing to sublease approximately 8,000 square feet of warehouse space to Advance Staging Inc., which has a need for warehouse space and is an existing property owner in the Goshen Corporate Park.

This request for multiple uses proposes no external changes to the building or to the existing impervious coverage of the property.

Staff has no objection to this request for Conditional use approval and believes that it makes for good use of space that this not being used today and fills a need of one of our existing corporate park property owners.

## DRAFT MOTION:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the conditional use application for Star Print Mail Inc. to convert their building to a Multiple Use Building as depicted in the application and the applicants descriptions provided during their presentation to the Planning Commission with the following condition:

1. The applicant will follow all applicable federal, State and Local ordinances and secure all proper permits prior to use and occupancy of the property.

Conditional Use Application and Checklist

**East Goshen Township**

To: Township Zoning Officer

Name of Applicant: Star Print Mail and Swanson and Swanson Associate, L.P.

Applicant Address: 1372 Enterprise Drive, West Chester, PA 19380

Telephone Number: 610-436-1111 Fax: 610-436-1155

Email Address: allansr@starprintmail.net ; allan.swanson@starprintmail.net

Property Address: 1372 Enterprise Drive, West Chester, PA 19380

Tax Parcel Number: 530401750000 Zoning District: Bus. Dist. Acreage: 4 acre lot

**Description of proposed use:**

Applicant proposes to convert existing single use building to a Multiple Principal Use building that will add storage and distribution use to the current printing business use. Applicant believes that the proposed additional storage and distribution use is consistent with the principal use and is consistent with surrounding uses and will not be detrimental to the health, safety and welfare. Additional supporting descriptions and information are attached.

Conditional Use is provided in Zoning Ordinance Section: 240-21C(2,3), 240-31C(2)a-h, 240-31C(3)v

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.

Allen Swanson  
Signature of Applicant (Owner)

11/22/16  
Date

Attest: Andrew B. Berman

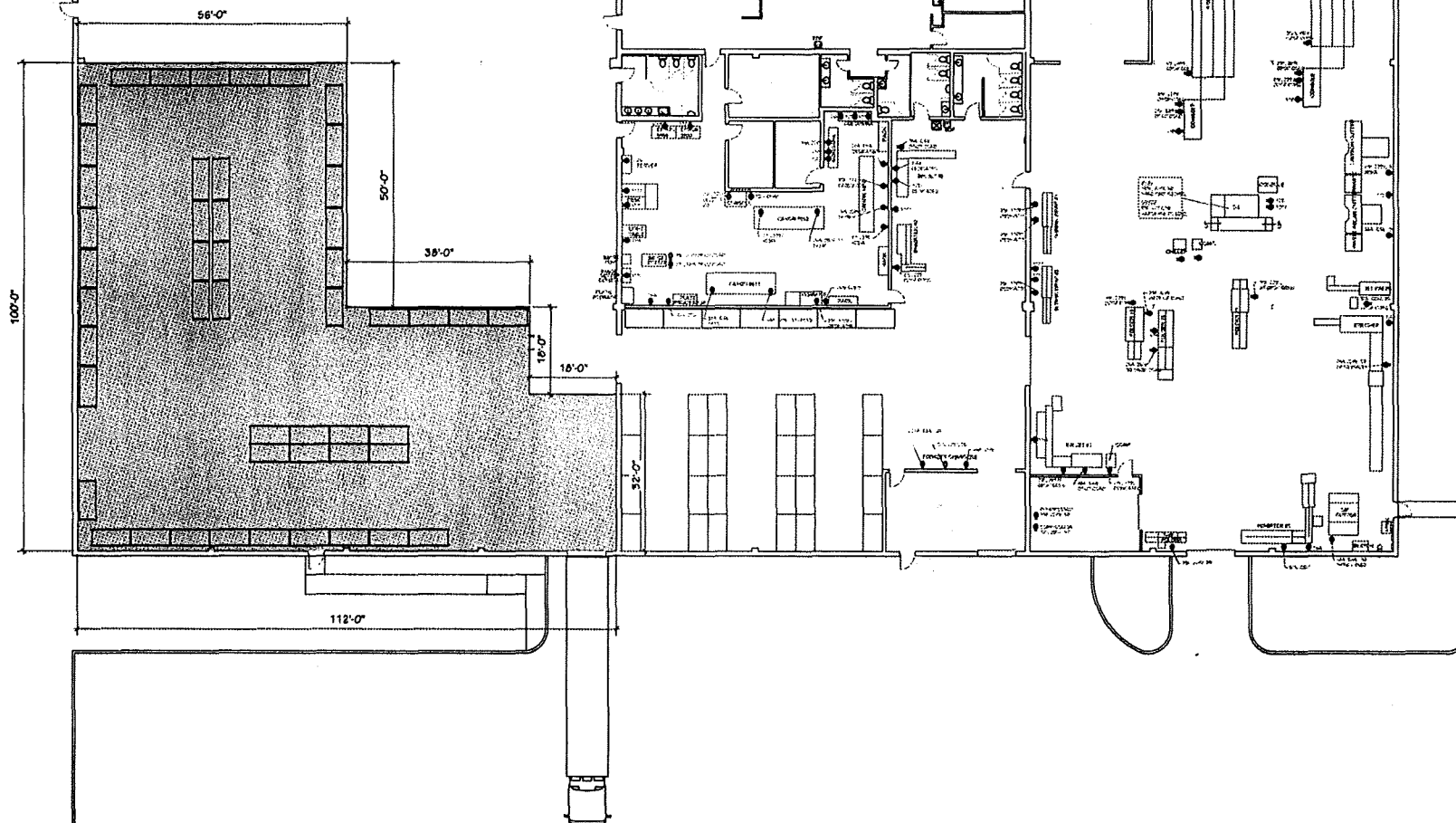
\* Review the formal Planning Commission review procedure on page three.

**Conditional Use Application  
Additional Information  
1372 Enterprise Drive  
West Chester, PA 19380**

The information provided below is in support of the Conditional Use application for 1372 Enterprise Drive in connection with the sublease of approximately 8,100 square feet of warehouse space to Advanced Audio Visual, Inc. d/b/a Advanced Staging Productions whose existing business is located at 1330 Enterprise Drive, West Chester, PA 19380. The conditional use application is for a Multiple Principal use building whereupon the use as a storage and distribution facility will be in addition to the original use as a printing and mailing business.

Applicant believes that the use is permitted pursuant to Article 240-21C(1)(2) of the East Goshen Township Zoning Ordinance and that the use complies with all relevant standards of Article 240-31C of the East Goshen Township Zoning Ordinance. In regards to the standards for conditional uses and special exception uses and certain permitted-by-right uses, the storage and distribution use of the property will not be adverse, in any effect, to the public health, safety and welfare. Applicant does not propose to store any toxic, hazardous or explosive materials. The conditional use is suitable for the property in that it will require similar storage to that taking place already. There will be no material changes to the building requiring zoning relief. The property will be maintained in harmony with the character of the existing development of the general vicinity and there will be nothing detrimental to other properties in the vicinity. There will be no additional use of, or burden upon, any public services or facilities. As the use is primarily storage there will be no additional adverse effect on traffic in the area. There is ample parking at the site which complies with the code requirements for the said use. Each of the Multiple Principal uses will be comprised of a minimum of 5,000 square feet of contiguous floor as shown in the attached floor plan.

Total Proposed Usage is  
Approx 8076 sq ft



Sheet #  
1



Production Info:  
Advanced Staging Productions  
11 November 2016  
Star Printing  
Proposed 41-0000 Sq Ft

Sheet Title:  
Star Printing - Planned Usage

Revision Date:  
Date: Nov 18, 2016  
Time: 2:37:36 PM

Sheet Scale:  
3/32" = 1'-0"

File/Event Job #

Drawn by:  
Jason Whitman  
Cell (404) 986-8873  
jason@advancedstaging.com

Project Manager:  
Steve Whitman  
Cell (404) 986-8873  
steve@advancedstaging.com

**EAST GOSHEN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO.                    - 2016**

**AN ORDINANCE OF EAST GOSHEN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA, AMENDING  
CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP  
CODE, TITLED, "ZONING", TO AMEND SECTION 240-6  
REGARDING DEFINITIONS AND WORD USAGE, TO  
INCLUDE THE TERM "FIREARM" AND AMENDING  
SECTION 240-32(J)(7) REGARDING USES NOT  
PERMITTED AS HOME OCCUPATIONS, TO INCLUDE  
THE PROHIBITION AGAINST THE SALE OR  
MANUFACTURE OF FIREARMS.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, that the East Goshen Township Code shall be amended as follows:

**SECTION 1.** Chapter 240 of the East Goshen Township Code, titled, "Zoning", Section 240-6, titled, "Definitions; word usage", shall be amended and supplemented, so as to include the following, alphabetized term:

**FIREARM**

An instrument used in the propulsion of a shot, shell, bullet, missile, rocket or any other object by the action of gunpowder exploded, explosive powder or the expansion of gas.

**SECTION 2.** Chapter 240 of the East Goshen Township Code, titled, "Zoning", Section 240-32, titled, "Accessory uses", subsection 240-32(J)(7), shall be amended and supplemented as follows:

(v)     Sale or manufacture of firearms.

**SECTION 3. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 4. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 5. Effective Date.** This Ordinance shall become effective in five days from the date of adoption.

**ENACTED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Louis F. Smith, Secretary

\_\_\_\_\_  
E. Martin Shane, Chairman

\_\_\_\_\_  
Senya D. Isayeff, Vice-Chairman

\_\_\_\_\_  
Carmen Battavio, Member

\_\_\_\_\_  
Charles W. Proctor, III, Esquire, Member

\_\_\_\_\_  
Janet L. Emanuel, Member

# East Goshen Township

## Planning Commission Review of the Zoning Ordinance CH 240

### Zoning Ordinance Recommendations

6/2/2016

#### Article II Residential Districts

Title	Section	Issue	Recommendation	Priority	Status
Animal Husbandry	9.B(2)	Animal Husbandry is listed as accessory use however referred to as requiring conditional use approval in the R-2 [240-9.B.(2)]. As I read the ordinance closely I believe that there are substantial inconsistencies and find the code nearly impossible to interpret.	All aspects of this ordinance be amended to be more readable and enforceable. The PC should develop a clear and simple objective to communicate to the Board that would encompass the use across the Zoning Ordinance. Once a clear objective is established the solicitor could draft an amendment for review.	1	Work on Q1 2017
	6	There are two definitions of Animal Husbandry in 240-6 that need consistency.	This needs to be included in the review of Animal Husbandry. Look at the applicability of this use in the R-2 and R-4. The use could be permitted for all Residential districts as long as a clear definition and standard is outlined for setbacks, etc.		
			a. Look at the applicability of this use in the R-2 and R-4		
			The use could be permitted for all Residential districts as long as a clear definition and standard is outlined for setbacks, etc.		
Temporary Structure	6	There is no Definition in the ordinance for "Temporary Structure"	Recommendation: We could add a definition for temporary structure which includes a finite period of time. We could specify that a permit is required for the temporary structure and a permit shall only be valid for a defined period of time.	2	Work on Q1 2017
			Webster's online Definition of Temporary: lasting for a limited time		
Temporary Use	6	"Temporary Use" is identified in the ordinance and it is also not defined.	Recommendation: Define Temporary Use and develop a standard that specifies that a permit is required for the temporary use and a permit shall only be valid for a defined period of time.	3	Work on Q1 2017

## Zoning Ordinance Recommendations

### 6/2/2016

Public and Private Recreation		These terms should be consistent	identify inconsistencies and correct	4	Work on Q1 2017
Windmill	32.T	This use is permitted in all residential districts except the R-2 and R-5 a standard is outlined in §240-32.T Accessory Uses / Windmill.	Amend the R-2 to permit this use, I believe it was an oversight since it's allowed in Milltown with ~10K s.f. lots (R-3) and not in the R-2 with 25K s.f. lots. The terminology could be looked at too, for consistency: i.e. Windmill and Wind-generated Energy systems but this isn't a huge concern, the meanings are synonymous.	5	Work on Q1 2017
Single Family Cluster Development	9.G	This section of the ordinance is somewhat hidden	Single Family Cluster should be highlighted in the NOTES of 240-9.G directing readers to 240-28 for specific area and bulk regulations.	6	
Single Family Openspace Development	9.G	This section of the ordinance is somewhat hidden	Single Family Openspace should be highlighted in the NOTES of 240-9.G referring readers to 240-36 for specific area and bulk regulations.	7	

### Article III Commercial Districts

Title	Section	Issue	Recommendation	Priority	Status
C-1 Uses	14.B/C/E	B(6): C-1 Post Office Sale of goods on site?	Sale of goods on site?	8	
		B(13): Outdoor retail sales of Christmas trees	By Right?		
		C(2): Outdoor retail sales of Christmas trees	CU, WHY?		
		E(2): Outdoor Storage	(Define!)		
		E(6): Temporary Use	Define ?		
C-2 Uses	15	Restaurants? It's not very clear.	Restaurant uses should be clear and concise	9	

## Zoning Ordinance Reccomendations

6/2/2016

### Article IV Industrial and Business Park Districts

Title	Section	Issue	Recommendation	Priority	Status
I / BP Uses	19.C.(23)	Research – This is allowed in I2 but not BP.	Permit in BP	10	
	19.G.	Max Building Height	Since the height for apartments has been raised should this be raised. Dan pointed out that West Goshen allows up to 40 feet high.	11	
	20	Review I-2 district.	There appears to be a lot of redundancy in I-1 & I-2. Review purpose of the I districts and determine if there are any uses that can be allowed in both I-1 and I-2.	12	
	20.D.(6) and (24)	Treatment center is listed twice.	Remove (24)	13	
	20.F.(2)	Typo:	change 1-2 to I-2.	14	
	20.F.(2) (b)	Just say Permitted Uses because the uses are shown in (a).	( c ) and (d) have references to Article V. This may need some additional thought because permitted uses include conditional uses.	15	
	20.F.(3) (a)	330/150 feet from what?? Minimum perimeter building setback?	Can the editor's notes be incorporated into the zones for clarification. The notes are attached to the definitions.	16	
	20.F.(3)(g)	Two buildings on one lot	Do we want to keep this? Yes, I believe this adds some flexibility to property owners.	17	
	20.F.(4)	National Register of Historic Places	Ask the Historical Commission to review and make any comments on this section? This section was written to preserve the Chamber building and allow it to be subdivided and conveyed separately.	18	