

**AGENDA**  
**EAST GOSHEN TOWNSHIP**  
**BOARD OF SUPERVISORS**  
Monday, December 12, 2016

Executive Session    6:30 pm - Personnel Matter  
Special Meeting      7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Moment of Silence – Supervisor Carmen Battavio
4. Ask if anyone is recording the meeting
5. Chairman’s Report
  - a. Announce that the Board met in executive session prior tonight’s meeting to discuss a personnel matter.
  - b. Announce the Board’s decision on the conditional use application of Mr. and Mrs. John McDonald to operate a firearms transfer and sale business from their property at 1349 Morstein Road as a Home Occupation.
6. Public Hearing – The Board will conduct a public hearing to consider the conditional use application of Star Printing to convert their facility at 1372 Enterprise Drive to a multiple principal use building.
7. Emergency Services Reports
  - WEGO – none
  - Goshen Fire Co - none
  - Malvern Fire Co – none
  - Fire Marshal – none
8. Financial Report – none
9. Old Business - none
10. New Business - none
11. Any Other Matter
12. Approval of Minutes -none
13. Treasurer’s Report – none
14. Correspondence, Reports of Interest - none
15. Public Comment – Hearing of Residents
16. Adjournment

The Chairperson, in his or her sole discretion, shall have the authority to rearrange the agenda in order to accommodate the needs of other board members, the public or an applicant.

Dates of Importance

Dec 14, 2016	Milltown Dam Committee	7:00pm
Dec 15, 2016	Milltown Dam Committee	7:00pm
Dec 20, 2016	Board of Supervisors	7:00pm
Dec 21, 2016	Futurist Committee	7:00pm

Newsletter Deadlines for Spring of 2017: February 1st

# 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:** 12/9/2016  
**To:** Board of Supervisors  
**From:** Mark Gordon, Zoning Officer  
**Re:** Star Printing / 1372 Enterprise Drive

Dear Supervisors,

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 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.

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

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

FILE COPY

### 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.

Allan Swanson 11/22/16  
Signature of Applicant (Owner) Date

Attest: Andrew B...

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

Conditional Use Application and Checklist

**Township Administration use only:**

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.

**Application Checklist:**

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form: .....	<u>11-22-16</u>
2. All related materials submitted: .....	<u>11-22-16</u>
3. Township application and review fees paid: .....	<u>11-18-16</u>

Application accepted as complete on 11-22-16 by MARK GORDON

Official Signature:  Title: TWP Zoning OFFICER

**Review Process Checklist**

<u>Item</u>	<u>Date</u>
1. Start date: .....	<u>11-22</u>
2. Date of first formal Planning Commission Meeting following Submission of complete application: .....	<u>12-7</u>
3. Sent to Twp. Engineer: .....	<u>—</u>
4. Date presented to Planning Commission: .....	<u>12-7</u>
5. Abutting Property Letter sent: .....	<u>11-22</u>
6. Date sent to CB: .....	<u>"</u>
7. Date sent To MA: .....	<u>"</u>
8. Date sent to HC: .....	<u>11-22</u>
9. Date sent to PRB: .....	<u>"</u>
10. Date sent to TAB: .....	<u>"</u>
11. Date by which the PC must act: .....	<u>12-7</u>
12. Date by which Board of Supervisors must act: .....	<u>1-20-17</u>
13. Drop Dead Date; (Day 60): .....	<u>1-22-17</u>
14. Conditional Use Hearing Date: .....	<u>12-12</u>
15. Dates of hearing advertisement: .....	<u>11-23 &amp; 12-2</u>
16. Property Posted: .....	<u>—</u>

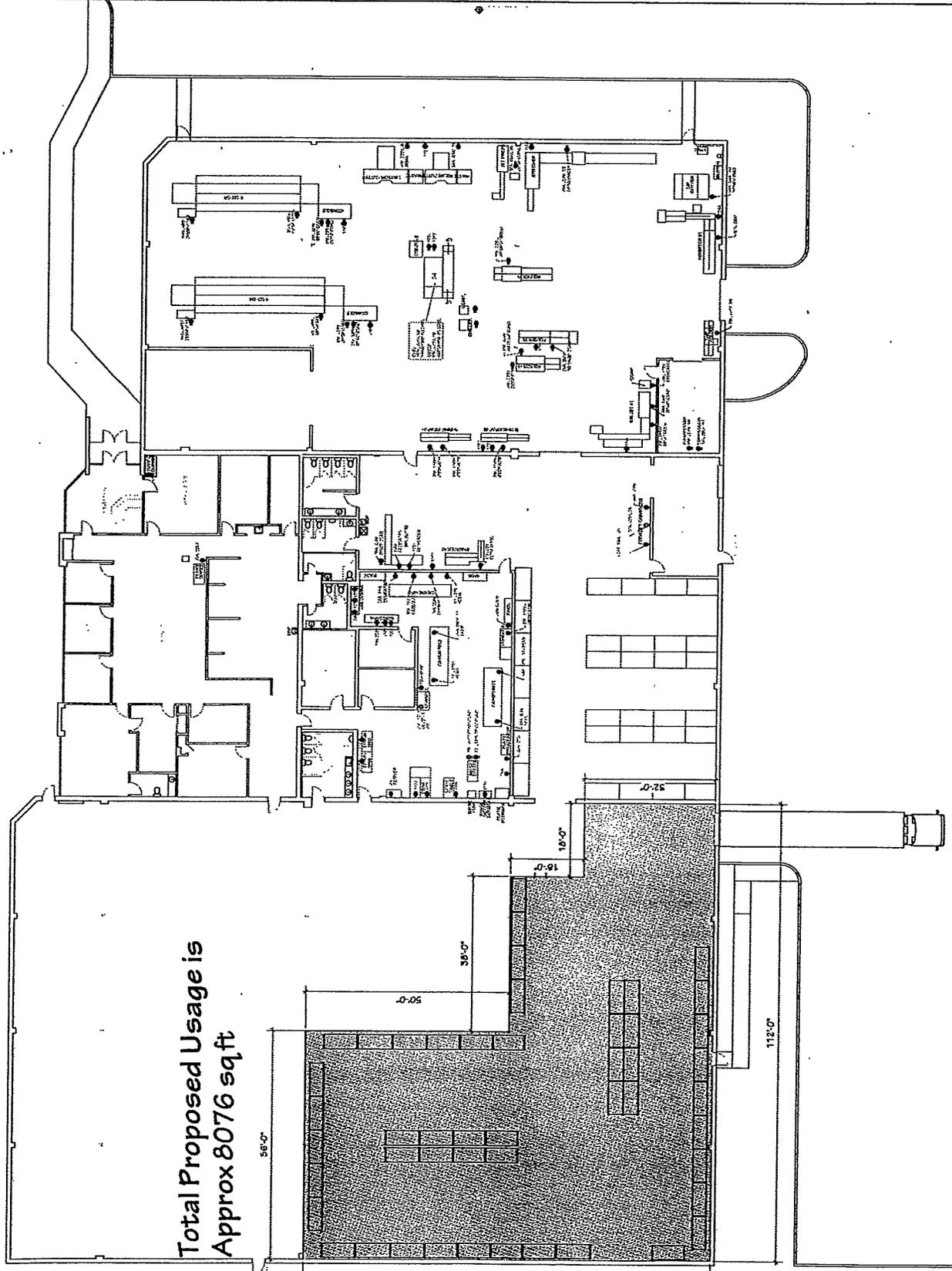
**Conditional Use Application  
Additional Information  
1372 Enterprise Drive  
West Chester, PA 19380**

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.

Sheet # 1

**ADVANCED STAGING PRODUCTIONS**  
 Advanced Staging Productions  
 17 November 2016  
 Star Printing  
 Proposed 46-8008 8th Fl  
 Star Printing - Planned Usage  
 Project Date: Nov 19, 2016  
 Time: 2:37:56 PM  
 Sheet Size: 3027 x 1717  
 Project Path: C:\Users\jacobr\Documents\Star Printing\46-8008 8th Fl\46-8008 8th Fl.rvt  
 Project Name: 46-8008 8th Fl  
 Project Location: Star Printing  
 Project Manager: jacobr  
 Project Number: 46-8008 8th Fl



Total Proposed Usage is  
 Approx 8076 sq.ft

100'-0"

112'-0"

50'-0"

38'-0"

19'-0"

10'-0"

52'-0"

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION**

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

December 9, 2016

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

Re: 1372 Enterprise Drive  
Conditional Use Application for a Multiple Use Building  
53-4-175

Dear Board Members:

At their meeting on December 7, 2016 the Planning Commission voted unanimously in favor of the following 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 the use of their building at 1372 Enterprise Drive 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.

Sincerely,



Mark A. Gordon  
Township Zoning Officer