

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, April 5, 2017
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 1, 2017**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances**
 - 1. Malvern Institute (Special Exception and Variances)**
- H. Ordinance Amendments**
 - 1. Medical Marijuana Draft Ordinance**
- I. Old Business
- J. New Business
- K. 2017 Goals
- L. Any Other Matter
- M. Liaison Reports
- N. Correspondence

Bold Items indicate new information to review.

**East Goshen Township
Planning Commission 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
Malvern Institute, 940 King Rd.	V, SE	P	3/27/17	3/27/17	NA	NA	3/30/17	1	5/3/17	5/23/17	6/1/17	6/1/17	
Bold = New Application or PC action required													
Completed in 2017													
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	3	3/1/17	3/21/17	NA	3/29/17	APPVD

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
March 1, 2017

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, March 1, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Monica Close, Brad Giresi and new member Ernest Harkness. Also present was Mark Gordon, Township Zoning Officer and Janet Emanuel, Township 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 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. Mark mentioned that on March 28, 2017 DVRPC will make a presentation on aging demographics. He asked all Commission members to attend.
4. Adam noted that the minutes of the February 1, 2016 meeting were approved.

B. SUBDIVISION & LAND DEVELOPMENT APPLICATIONS

1. 1420 E. Strasburg Road (Brakman Property) - Jim Brandolini was present representing the owner. Jim reviewed the revised plan for 1 existing home and 2 new homes. He is requesting a waiver to combine preliminary and final plan approval. He has received the final letter from the Township engineer and will comply with all comments. The NPDS permit has been received. Mark verified all the letters and permits that were received. The Commission members reviewed possible conditions. Brad made the following motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the waiver request and the Preliminary / Final Subdivision and Land Development Plan for 1420 E. Strasburg Rd., subdividing the lot into three single family residential lots as depicted on the plan dated May, 17, 2016 and last revised on 2/20/2017 with the following conditions:

1. The Applicant shall address all remaining comments outlined in Pennoni Review letter dated February 28, 2017 to the satisfaction of the Township engineer prior to final approval by the Board of Supervisors.
2. The applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.
3. Execution of a Development and Financial Security Agreement prior to the plans being released for recording. The amount of such security shall be based upon construction cost estimates for the site improvements including landscaping, to be provided by the applicant, which will be reviewed and approved by the Township engineer.
4. Execution and recording of the Township storm water management Operation and Maintenance agreements, driveway easement and maintenance agreement in accordance with Township practice.
5. The applicant shall pay the traffic Impact fees of \$792.50 for the project, prior to the issuance of building permits for the new single family homes. This project will add two peak hour vehicle trips, 1 trip for each new lot. $2 \times \$396.25 = \792.50 .
6. The applicant shall prepare and record a grinder pump agreement for lot 3 in accordance with Township practice.

1 7. The applicant shall secure a PennDOT Highway Occupancy Permit and construct the
2 improvements required by the permit prior to the issuance of building permits for the proposed single
3 family homes.

4 Adam seconded the motion. The motion passed unanimously.
5

6 **C. ORDINANCE AMENDMENTS**

7 1. Medical Marijuana Ordinance – Mark commented that on April 17, 2016 the PA State
8 Legislature approved the Medical Marijuana Act. The Act breaks the PA MMJ industry into two
9 categories: a. MMJ Grower/Processors – industrial growing and production use

10 b. MMJ Dispensaries – retail distribution use

11 Growing will be inside. Permits are controlled by the PA Dept. of Health. There will be 1 dispensary
12 permit in Chester County. Mark has received one request. The location is on West Chester Pike in the C-
13 4 District. Mark described the processing by growers/processors and what a patient needs to get MMJ.
14 Janet commented that the BOS feels the district most suitable for this is C-4. This will be discussed
15 further at the next meeting.
16

17 **D. 2017 GOALS**

18 The Commission discussed the goals in the memo from Rick Smith
19

20 **ADJOURNMENT**

21 There being no further business, Adam moved to adjourn the meeting. Brad seconded the
22 motion. The meeting adjourned at 8:50 pm. The next regular meeting will be held on Wednesday,
23 April 5, 2017 at 7:00 pm.
24


25
26 Respectfully submitted,

27 _____
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: 3/30/2017
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: Malvern Institute ZHB Application for Special Exception and Variance

Application Summary:

The Malvern Institute (MI) has submitted a zoning hearing board application for a special exception and two variances. MI is requesting to expand the gross floor area of the use by expanding the existing 2nd floor of the main facility by 6,200 s.f., adding a 2,320 s.f. loft in the barn, converting the smoking area to a 480 s.f. greenhouse, and building a new 800 s.f. smoking pavilion in the front of the facility. This expansion will require a Special Exception and variances from the Zoning Hearing Board.

The MI also proposes to add a new parking area in the front of the facility which will encroach into the front yard setback and thus requires a variance.

All of these requests are presented as a "15 Year Master Plan Plan".

Background:

The Malvern Institute started operations 1948. The Township adopted its first Zoning Ordinance in 1952 and the Institute became a nonconforming use at that time.

The original structure is 2 ½ stories and has a footprint of +-3,100 sf. There is also a barn, detached garage and a springhouse on the property. The Institute constructed a 10,000 s.f. addition in 1982. The Zoning Ordinance in effect at that time did not limit the expansion of nonconforming uses.

The Institute meets the definition of a Treatment Center under the 1997 Zoning Ordinance. The standards for a Treatment Center are set forth in §240-31C(3)(mm). Treatment Centers are permitted in the I-2 Zoning District as a conditional use. The Institute is located in the R-2 Zoning District and the buildings comply with the R-2 setbacks. ***However, all of the buildings at the MI are nonconforming with respect to the 250 foot setback requirement for Treatment Centers (§240-31C(3)(mm)[6]). All of the buildings at the Institute became nonconforming in 1997 when the Zoning Ordinance was updated.**

The MI is a legal nonconforming use operating out of nonconforming buildings.

The Board of Supervisors was invited to tour the MI in the summer of 2016 to see the challenges they face and to discuss their 15 Year Master Plan. The Board advised the MI to develop a clear and concise plan, engage the surrounding property owners on their own to solicit feedback, and then present their plan to the Township for approvals.

Nonconforming Use

§240-40C(2)(a) states that a nonconforming use may be altered or expanded provided “such alteration or expansion shall conform to all of the lot area, width, building coverage, height and yard regulations and design standards of the zoning district in which it is located”.

§240-40C(2)(c) limits the total increase to a maximum of 25% of the total floor area. It states that the “Floor area shall be based upon the total floor area of the structure at the time the use first became nonconforming.”

§240-40C(2)(e) states that a nonconforming use may be altered or expanded “if a special exception is granted by the Zoning Hearing Board...”.

In addition §240-44A states that “No special exception shall be granted under the provisions is this article with respect to any property in violation of the lot area, width, building and impervious coverage, setbacks, height and yard regulations and design standards of this zoning district in which the property is located, unless a variance is granted by the Zoning Hearing Board from the regulation which is otherwise applicable.”

Nonconforming Structures

§ 240-40B(3)(a) states that a nonconforming structure “may be altered or enlarged, provided that such alteration or enlargement conforms to all of the lot area, width, building coverage, height and yard regulations and design standards in the zoning district in which it is located.”

§240-40B(3)(b) states that “If a nonconforming structure is used by a nonconforming use, any alteration or enlargement of the structure shall be in compliance with the limitations of Subsection C.”

§240-40C(2)(e) states that “the alteration or expansion of a nonconforming use of a structure or of land shall be permitted only if a special exception is granted by the Zoning Hearing Board pursuant to Article IX.”

In addition §240-44A states that “No special exception shall be granted under the provisions is this article with respect to any property in violation of the lot area, width, building and impervious coverage, setbacks, height and yard regulations and design standards of this zoning district in which the property is located, unless a variance is granted by the Zoning Hearing Board from the regulation which is otherwise applicable.”

Parking:

The MI does not have adequate parking and therefore proposes a parking lot expansion of 33 spaces, 10 of which are proposed within the 45' front yard setback. Currently the existing parking lot encroaches into the setback. The existing parking lot has a 26.5' setback. The proposed encroachment into the setback is consistent with the existing condition.

§240-33.B(5) states that "No off-street parking shall be provided between a building setback line and a street right-of-way line.." A variance from this section will be required.

Implementation of a 15 year plan:

Implementation of this plan is likely to occur in phases and could possibly not be complete for 15 years. Variances expire as per §240-58.D.

§240-58.D. States: Time limit. If a zoning permit is not obtained and actual construction commenced within 18 months of the issuance of a variance, such variance shall lapse and be null and void.

A variance from this section will also be required if the applicant believes it will take more than 18 months to secure zoning permits to construct the proposed improvements.

Conclusion:

The proposed plan will require the following relief and approvals:

1. Pursuant to §240-44A a special exception shall not be granted unless variances are obtained from the following sections of the Zoning Ordinance:
 - a. 240-31C(3)(mm)[6] – 250 foot setback requirement for a treatment center
***this may or may not be applicable**
 - b. 240-40C(2)(a) – setback for nonconforming uses
 - c. 240-40C(2)(c) – expanding a nonconforming use by more than 25%
2. You would then need to obtain a special exception pursuant to the following section:
 - a. 240-40C(2)(e) – alteration or expansion of a nonconforming use in a nonconforming structure.
3. The new parking within the front yard setback will require a variance from:
 - a. §240-33.B(5) – to permit parking to be constructed within the front yard setback.
4. Implementation of this plan will most likely take more than 18 months therefore a variances from the following is required:
 - a. §240-58.D. – to permit an extension of time to the variances requested.

March 27, 2017

Mark Gordon
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380-6199

**Re: Application for Zoning Relief of
Malvern Institute for Psychiatric and Alcoholic Studies, Inc.**

Dear Mark:

Enclosed are fifteen (15) copies of the Application for Zoning Relief of Malvern Institute for consideration by Zoning Hearing Board, including:

- The Application fee of \$450.00
- Conditional Use Application, with exhibits
- Narrative in support

Please let me know if you require anything further to schedule a hearing on this matter. Kindly let me know the date of any meetings where the application will be reviewed or considered. Thank you for your consideration.

Very truly yours,



Brian L. Nagle

/cfg
Enclosures

2425439v1
141117.60426

BEFORE THE ZONING HEARING BOARD OF EAST GOSHEN TOWNSHIP
IN RE: APPLICATION FOR ZONING RELIEF OF
MALVERN INSTITUTE FOR PSYCHIATRIC AND ALCOHOLIC STUDIES, INC.

NARRATIVE IN SUPPORT OF APPLICATION

I. Introduction

Malvern Institute for Psychiatric and Alcoholic Studies, Inc. ("Malvern Institute" or "Applicant"), is the legal owner of certain real estate located at 940 W. King Road, East Goshen Township, Chester County, known as Chester County UPI No. 53-2-18 (the "Property"). The Property is improved with, *inter alia*, a 2 ½ story masonry structure (the "Main Building") and a 2 story barn (the "Barn"). The Property constitutes approximately 8 acres in the Township's R-2 Low Density Residential District.¹ Applicant uses the Property as a treatment center, as that term is defined in the Township's Zoning Ordinance. The treatment center is a legal nonconforming use, as that term is defined in the Township's Zoning Ordinance. The Existing Conditions Plan is attached hereto as Exhibit "A." Through the treatment center, Malvern Institute provides critical services to residents in need in Chester County and nearby, offering a continuum of care for those affected by addiction, including many fellow Chester County residents. All services are inpatient services and Malvern Institute's success is achieved through dedication to clinical care and innovative treatment solutions.

Applicant hereby seeks relief, as set forth below, to expand the second floor of the Main Building on the Property by 6,200 square feet and to construct a loft in the Barn which would increase the floor area of that structure by 2,320 square feet. The proposed expansion will not increase the footprint of the Barn, with the exception of an

¹ A small portion of the Property is located in Willistown Township, which portion is not improved with any structures.

80 square feet code-required elevator, and will only increase the footprint of the Main Building by 200 square feet *via* a small cantilever. The proposed expansion also includes the permanent relocation of the smoking area from the rear of the facility to the front of the facility at a new smoking pavilion that will be farther away from residential neighbors as compared to the prior location. The prior smoking area will be converted to a quiet greenhouse space.

The proposed expansion is necessary to accommodate natural expansion of the Applicant's pre-existing legal non-conforming use to enable Applicant to maintain its facility in accordance with industry standards, to remain competitive in the marketplace, and to effectively serve its patients and the residents of Chester County. The proposed expansion of the Main Building will improve the accommodations available to Applicant's residents. Applicant does not propose to increase the number of residents it serves, and, in the event that the relief sought herein is granted, the Applicant will agree to a condition of approval that it will not increase the state-approved limit of patient beds for the subject Property, which is currently approved at 80 beds.

II. Request for Relief and Project Background

Applicant seeks a special exception under Ordinance Section 240-40.C.(2)(e) in order to expand the floor area of the Main Building serving its legal nonconforming use. Applicant also seeks a dimensional variance from Ordinance Section 240-40.C(2)(c) in order to permit an expansion of floor area serving a nonconforming use by 36%. The maximum expansion of floor area serving a nonconforming use permitted by the Township's Zoning Ordinance is 25%². Finally, the Applicant seeks a variance from

² Section 240-40.C(2)(c) includes the restriction that if prior to the effective date of the 25% expansion restriction in the zoning ordinance, the use has been expanded by a percentage greater than 25%, it shall

Section 240-33.B(5) to create a new parking area which partially encroaches into the front yard setback on the western side of the driveway, matching an existing legal non-conforming parking area that exists on the eastern side of the driveway. The additional parking is needed to accommodate that Applicant's shift change and enables the full restoration of trees that make up the Property's original tree-lined drive. The Applicant also requests that the Board grant such other relief that is necessary in the judgment of the Board to allow the proposed expansion.

The proposed expansion and dimensional variances are modest insofar as Applicant proposes a nominal increase in building footprint and does not propose to increase the number of residents it serves. Additionally, the proposal does not necessitate an increase in staff, nor is one anticipated. With the exception of a proposed greenhouse at the former rear smoking area, the 200 square foot second floor cantilever, and the proposed new smoking pavilion, there is no increase of the footprint of the structures on the Property.

It is noteworthy that the Applicant has designed its "15 Year Plan" in conjunction with the proposed improvements. The 15 Year Plan is attached hereto as Exhibit "B." The 15 Year Plan was designed specifically to minimize and improve any Malvern Institute impacts on residential neighbors. The 15 Year Plan includes significant landscaping and buffering improvements in an effort to achieve this goal. After completing the design, Malvern Institute sent a letter to neighboring property owners inviting them to visit and tour the facility and to review the 15 Year Plan. See Exhibit "B-1", the mailing list for the letter, also attached. Numerous neighbors attended one of several meetings

not be entitled to any further expansion under this section. Malvern Institute underwent a prior expansion of 25% or greater in 1982.

and provided insight and feedback to the Applicant. Final changes were made to the plan as a result of those meetings.

III. Conclusion

The Applicant will present testimony and evidence in support of the Application and establish compliance with all other applicable Ordinance standards during the hearing before the Zoning Hearing Board in support of the instant Application.

Respectfully submitted,

MacELREE HARVEY, LTD.

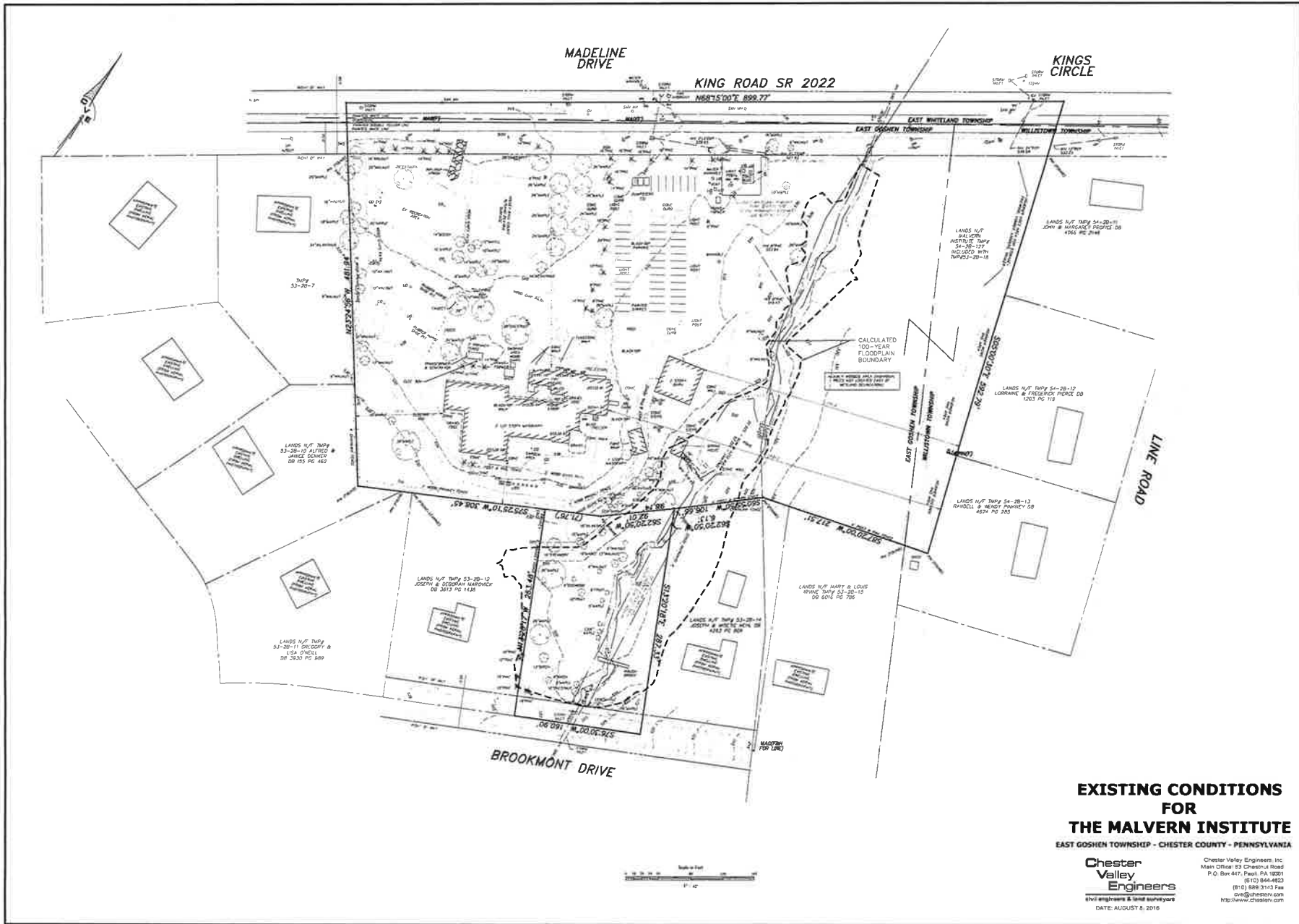
By:



Brian L. Nagle, Esquire
Lindsay A. Dunn, Esquire
Attorneys for Applicant

Date: March 27, 2017

EXHIBIT "A"



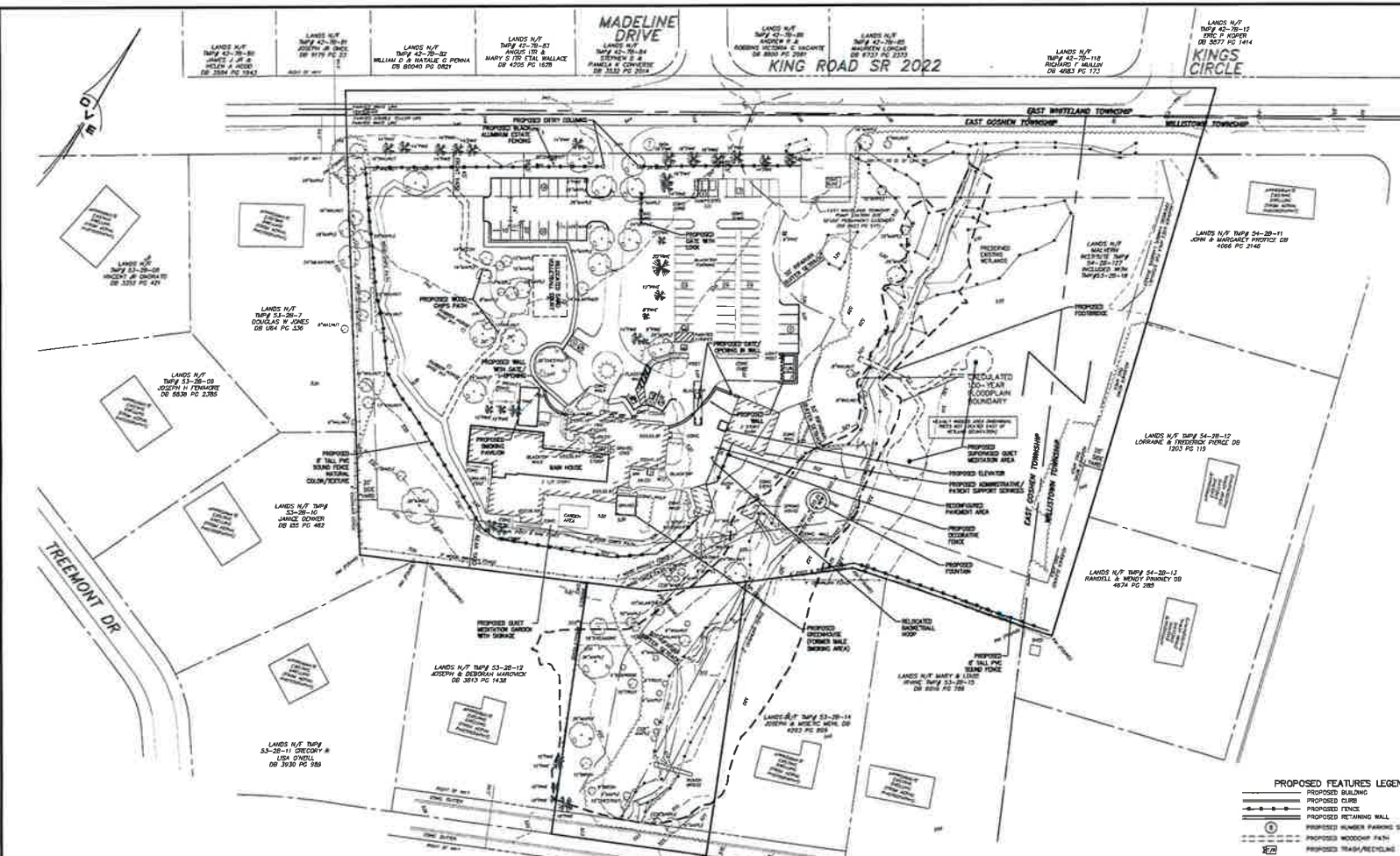
**EXISTING CONDITIONS
FOR
THE MALVERN INSTITUTE**
EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Chester Valley Engineers, Inc.
Main Office: 83 Chestnut Road
P.O. Box 677, Pottsville, PA 17870
(610) 844-4623
(610) 888-2142 Fax
cve@cheesterv.com
http://www.cheesterv.com

Chester Valley Engineers, Inc.
Main Office: 83 Chestnut Road
P.O. Box 677, Pottsville, PA 17870
(610) 844-4623
(610) 888-2142 Fax
cve@cheesterv.com
http://www.cheesterv.com

DATE: AUGUST 8, 2016

EXHIBIT "B"



- EXISTING FEATURES LEGEND**
- 252 EXISTING 2' CONTOURS
 - 250 EXISTING 10' CONTOURS
 - EXISTING BEARING
 - EXISTING SPOT ELEVATION
 - EXISTING FENCE LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING EASEMENT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING TRACT BOUNDARY LINE
 - EXISTING LOT LINE
 - EXISTING BASE BAL
 - EXISTING CURB
 - EcB2 SOLID LINE AND DESCRIPTION
 - EcA EXISTING LIGHT POLE
 - EXISTING STREAM LINE
 - EXISTING 3" IRON INLET AND PIPE
 - EXISTING STORM MANHOLE AND PIPE
 - EXISTING STORM ENDWALL AND PIPE
 - EXISTING SEWER
 - EXISTING UTILITY POLE
 - EXISTING UNDERGROUND WATER MAIN
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING UNDERGROUND GAS LINE
 - EXISTING OVERHEAD WIRE
 - EXISTING FIRE LINE
 - EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - EXISTING TREE & SHRUB LINE
 - EXISTING MANHOLE, SEAM, STORM, GAS, WATER, WIRE, ELECTRIC, TELEPHONE, ETC.
 - BUILDING SETBACK LINE
 - METADANS POINTS
 - FEMA FIRM 1% FLOODPLAIN BOUNDARY
 - CALCULATED 100-YEAR FLOODPLAIN BOUNDARY
 - WARDING, BOUNDARY LINE
 - EXISTING HANDED PARKING SPACES

- NOTES:**
1. BEING CHESTER COUNTY UNIFORM PARCEL CENTERS: 53-2-18 & 53-29-13 ADDRESS FOR PARCELS: 53-2-18 & 53-29-13, 940 WEST KING ROAD, MALVERN PA 19355.
 2. BOUNDARY AND IMPROVEMENTS SHOWN FROM BOUNDARY AND TOPOGRAPHY SURVEY PLAN DATED JULY 31, 2008 BY SITE ENGINEERING CONSULTANTS.
 3. TOPOGRAPHY SHOWN IN AREA FROM PHYSICAL FIELD SURVEY PERFORMED MARCH 25, 2015 BY CHESTER VALLEY ENGINEERS, INC.
 4. ELEVATIONS BASED ON NAVD 1985 DATUM.
 5. CONTOURS SHOWN BEYOND AREA OF PHYSICAL FIELD SURVEY FROM P.A.S.D. & LEAR CONTOURS.
 6. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 7. THE BEARINGS SHOWN ON THE TITLE LINES STILL REFLECT THE DEED BEARINGS BUT THE SITE HAS BEEN MODIFIED TO STATE PLANE COORDINATES.

15-YEAR MASTER PLAN FOR THE MALVERN INSTITUTE

PROPOSED SITE PLAN FOR MALVERN INSTITUTE
 EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

20170

Client: Malvern Institute
 Date: 02/28/17
 Scale: 1" = 400'

- PROPOSED FEATURES LEGEND**
- PROPOSED BUILDING
 - PROPOSED CURB
 - PROPOSED FENCE
 - PROPOSED RETAINING WALL
 - PROPOSED NUMBER PARKING SPACES
 - PROPOSED WOODCHOP PAVEN
 - PROPOSED TRASH/RECYCLING

LOT AREA CALCULATIONS
(AREAS IN SQ. FT.)

NEW 53-2-18	NEW 53-29-13
NET AREA = 418,028 (9.60 AC)	NET AREA = 42,585 (1.00 AC)
LESS: 11,000 (0.25 AC)	LESS: 5,400 (0.12 AC)
STREET R/W = 288,154 (6.52 AC)	STREET R/W = 39,185 (0.91 AC)
LOT AREA = 288,154 (6.52 AC)	LOT AREA = 39,185 (0.91 AC)

IMPERVIOUS COVERAGE
(AREAS IN SQ. FT.)

	EXISTING	PROPOSED
1 STORY MASONRY	13,411	13,411
2 STORY MASONRY	528	528
2 STORY CONCRETE	2,240	2,240
SPRING HOUSE	120	120
PAVEMENT (INCLUDING DRIVE)	285	285
WALKWAY	30	30
DRIVEWAY	44	44
SHED	3,322	3,322
GREEN HOUSE	1,454	1,454
TOTAL	31,444 (14.32%)	65,911 (16.27%)

ZONING DATA - EAST GOSHEN TOWNSHIP R-2 - RESIDENTIAL DISTRICT

FEW	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN)	1 ACRE	0.80 ACRES	0.80 ACRES
LOT WIDTH AT BULKING LINE (MIN)	150 FT.	98.5 FT.	98.5 FT.
LOT WIDTH AT STREET LINE (MIN)	60 FT.	67.7 FT.	67.7 FT.
SETBACK (MAX)	50 FT.	4,708	5,100
TOTAL IMPERVIOUS COVERAGE (MAX)	32%	14,322	16,732
FRONT YARD SETBACK (MIN)	30 FT.	405 FT.	405 FT.
REAR YARD SETBACK (MIN)	45 FT.	333.8 FT.	233.8 FT.
REAR YARD SETBACK (MAX)	80 FT.	N/A	N/A
REAR YARD SETBACK (MIN)	30 FT. ENDS	111.4 FT / 434.8 FT	111.4 FT / 434.8 FT
		90 FT.	94.7 FT.

PARKING TABULATION

REQUIRED PARKING PER ORDINANCE SECTION 240-33A(2)(b)(1)(2)(3):

- 1 SPACE PER 100 SQ. FT. OF FLOOR AREA = 20 SPACES
- 1 SPACE PER EMPLOYEE DURING PEAK SHIFT + 30 EMPLOYEES = 30 SPACES
- 1 SPACE PER TOTAL EMPLOYEES DURING PEAK SHIFT + 30 EMPLOYEES DURING OFF-HOURS = 20 SPACES
- 4 SPACES FOR MALVERN INSTITUTE VEHICLES = 4 SPACES

TOTAL REQUIRED = 74 SPACES

TOTAL EXISTING = 48 SPACES
 TOTAL PROPOSED = 33 SPACES (INCLUDES 3 HANDICAP SPACES)
 TOTAL PARKING PROVIDED = 81 SPACES (INCLUDES 4 HANDICAP SPACES)

* TREATMENT CENTER USE NOT LISTED IN OFF STREET PARKING ORDINANCE THEREFORE REQUIRED PARKING TABULATED FOR MOST SIMILAR USE LISTED IN ACCORDANCE WITH 240-33A(1)(3).

UNIFORM PARCEL IDENTIFIER: 53-2-18

PROPOSED SITE PLAN FOR MALVERN INSTITUTE

CHESTER VALLEY ENGINEERS, INC.
 1800 N. MARKET STREET, SUITE 200
 MALVERN, PA 19355
 TEL: 610-426-1776
 FAX: 610-426-1778

SOLE LIST

NO.	DESCRIPTION	AMOUNT	DATE	BY	REMARKS
1	OWNER'S SHARE	100.00	01/15/17	OWNER	OWNER'S SHARE
2	OWNER'S SHARE	100.00	01/15/17	OWNER	OWNER'S SHARE
3	OWNER'S SHARE	100.00	01/15/17	OWNER	OWNER'S SHARE
4	OWNER'S SHARE	100.00	01/15/17	OWNER	OWNER'S SHARE
5	OWNER'S SHARE	100.00	01/15/17	OWNER	OWNER'S SHARE
6	OWNER'S SHARE	100.00	01/15/17	OWNER	OWNER'S SHARE
7	OWNER'S SHARE	100.00	01/15/17	OWNER	OWNER'S SHARE
8	OWNER'S SHARE	100.00	01/15/17	OWNER	OWNER'S SHARE
9	OWNER'S SHARE	100.00	01/15/17	OWNER	OWNER'S SHARE
10	OWNER'S SHARE	100.00	01/15/17	OWNER	OWNER'S SHARE



DATE PLOTTED: 02/28/17 10:58 AM

EXHIBIT "B-1"

Joseph J. & Angela L. Kucharczuk
1341 N. Chester Road
Malvern, PA 19355

Theodore & Nathalie Boris
1343 N. Chester Road
Malvern, PA 19355

James D. Jackson, Jr.
PO Box 570
Malvern, PA 19355

John R. Gailey, III
Joellen Berger
22 Treemont Drive
Malvern, PA 19355

Jason T. Darst
Amy Van Sciver
1028 King Road
Malvern, PA 19355

Stefanie Crea
1024 King Road
Malvern, PA 19355

Bruce W. & Marjorie A. Bellgrau
1020 King Road
Malvern, PA 19355

Robert W. & Bonnie A. Webb
9883 SE Osprey Point Drive
Hobe Sound, FL 33455

Steven W. & Karla A. German
4 Treemont Drive
Malvern, PA 19355

Douglas J. & Sheila M. Sweeney
6 Treemont Drive
Malvern, PA 19355

Douglas W. & Judith M. Jones
950 King Road
Malvern, PA 19355

Vincent & Clare Onorato
1 Treemont Drive
Malvern, PA 19355

Joseph H. & Paige T. Fenimore
3 Treemont Drive
Malvern, PA 19355

Alfred A. & Janice Denker
5 Treemont Drive
Malvern, PA 19355

Gregory G. & Lisa S. O'Neill
10 Brookmont Drive
Malvern, PA 19355

Joseph & Deborah A. Marovick
8 Brookmont Drive
Malvern, PA 19355

Joseph R. Mehl
Eva M. Misetic
4 Brookmont Drive
Malvern, PA 19355

Louis G. & Mary M. Irvine
2 Brookmont Drive
Malvern, PA 19355

Justin J. & Cathy A. Harding
1 Brookmont Drive
Malvern, PA 19355

R. Scott & Terri Relick
12 Treemont Drive
Malvern, PA 19355

Matthew C. Thomas
Eve Massa
16 Treemont Drive
Malvern, PA 19355

Mark J. Hamilton, II
20 Treemont Drive
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21 Brookmont Drive
Malvern, PA 19355

George S. & Wendy Lee Andraos
25 Brookmont Drive
Malvern, PA 19355

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49 Sherman Drive
Malvern, PA 19355

Bessam Al Tikriti
Rasha Aveen
47 Sherman Drive
Malvern, PA 19355

Michael Phelps
Kimberly Marinoff
45 Sherman Drive
Malvern, PA 19355

Reserve at Spring Meadows
Community Association
1129 Laurelwood Road
Pottstown, PA 19465



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Kathleen Thompson
6 Line Road
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Daniel & Maureen Martino
8 Line Road
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MALVERN INSTITUTE SQUARE FOOTAGE CHART

SPACE	EXISTING (GSF)	PROPOSED (GSF) INCREASE	TOTAL NEW (GSF) PROPOSED	% INCREASE
MAIN BUILDING & DETOX WING	22,232	6,430	28,662	28.92%
1st FL MAIN	13,411			
2nd FL MAIN	3,021			
3rd FL MAIN	2,800			
BASEMENT	3,000			
BARN	4,640	2,320	6,960	50.00%
LOWER LEVEL	2,320			
MAIN LEVEL	2,320			
CARRIAGE HOUSE	1,052	-	1,052	0.00%
LOWER LEVEL	526			
MAIN LEVEL	526			
SPRING HOUSE	297	-	297	0.00%
SHED	120	-	120	0.00%
WALK-IN FREEZER	44	-	44	0.00%
SMOKING PAVILION	-	800	800	100.00%
GREENHOUSE	-	480	480	100.00%
TOTALS	28,385	10,030	38,415	35.34%

March 28, 2017

TO PROPERTY OWNERS ON ATTACHED DISTRIBUTION LIST

**Re: Application for Zoning Relief of
Malvern Institute for Psychiatric and Alcoholic Studies, Inc.
East Goshen Township (the "Application")**

Dear Neighbor:

This letter is to advise you that the Application has been filed with the East Goshen Township Zoning Hearing Board. The Application will be discussed at the upcoming meeting of the Planning Commission of East Goshen Township on **Wednesday, April 5, 2017 at 7:00 p.m.** at the Township Building, 1580 Paoli Pike, West Chester, PA. The Application is consistent with the plans that were presented during the neighbor meetings that were held at the Malvern Institute late last year. A copy of the Application is available for inspection at the Township Building.

You are not required to attend the Planning Commission meeting; however, these proceedings are open to the public and you are welcome to do so if you are interested. Future meetings where the Application will be discussed will be announced during the public meeting and during subsequent public meetings. Notice of the Zoning Hearing itself will be advertised and provided by the Township in accordance with the Pennsylvania Municipalities Planning Code and the Township Zoning Ordinance. If you have any questions regarding this application, please feel free to contact me directly at 610-840-0224. Thank you.

Very truly yours,



Brian L. Nagle

/cfg

cc: Louis F. Smith, East Goshen Township Manager
Mark Gordon, East Goshen Township Zoning Officer
The Malvern Institute

2422320v1
141117.60426

Joseph J. & Angela L. Kucharczuk
1341 N. Chester Road
Malvern, PA 19355

Theodore & Nathalie Boris
1343 N. Chester Road
Malvern, PA 19355

James D. Jackson, Jr.
PO Box 570
Malvern, PA 19355

John R. Gailey, III
Joellen Berger
22 Treemont Drive
Malvern, PA 19355

Jason T. Darst
Amy Van Sciver
1028 King Road
Malvern, PA 19355

Stefanie Crea
1024 King Road
Malvern, PA 19355

Bruce W. & Marjorie A. Bellgrau
1020 King Road
Malvern, PA 19355

Robert W. & Bonnie A. Webb
9883 SE Osprey Point Drive
Hobe Sound, FL 33455

Steven W. & Karla A. German
4 Treemont Drive
Malvern, PA 19355

Douglas J. & Sheila M. Sweeney
6 Treemont Drive
Malvern, PA 19355

Douglas W. & Judith M. Jones
950 King Road
Malvern, PA 19355

Vincent & Clare Onorato
1 Treemont Drive
Malvern, PA 19355

Joseph H. & Paige T. Fenimore
3 Treemont Drive
Malvern, PA 19355

Alfred A. & Janice Denker
5 Treemont Drive
Malvern, PA 19355

Gregory G. & Lisa S. O'Neill
10 Brookmont Drive
Malvern, PA 19355

Joseph & Deborah A. Marovick
8 Brookmont Drive
Malvern, PA 19355

Joseph R. Mehl
Eva M. Misetich
4 Brookmont Drive
Malvern, PA 19355

Louis G. & Mary M. Irvine
2 Brookmont Drive
Malvern, PA 19355

Justin J. & Cathy A. Harding
1 Brookmont Drive
Malvern, PA 19355

R. Scott & Terri Relick
12 Treemont Drive
Malvern, PA 19355

Matthew C. Thomas
Eve Massa
16 Treemont Drive
Malvern, PA 19355

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02

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02

03

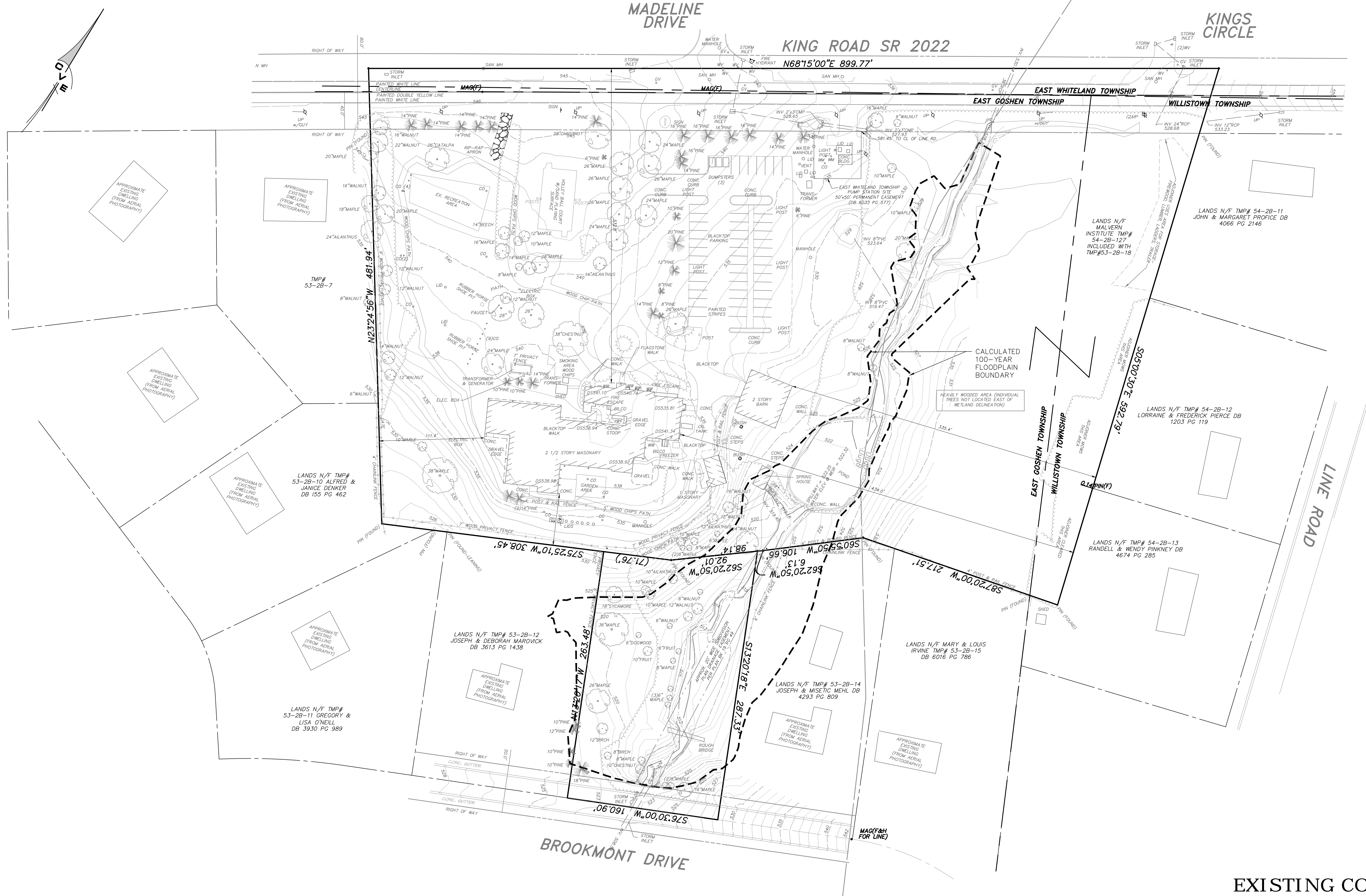
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MADLINE DRIVE

KING ROAD SR 2022

KINGS CIRCLE

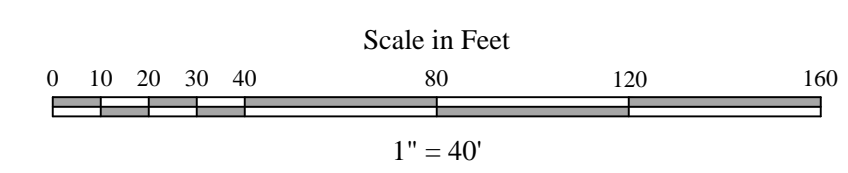


EXISTING CONDITIONS
FOR
THE MALVERN INSTITUTE

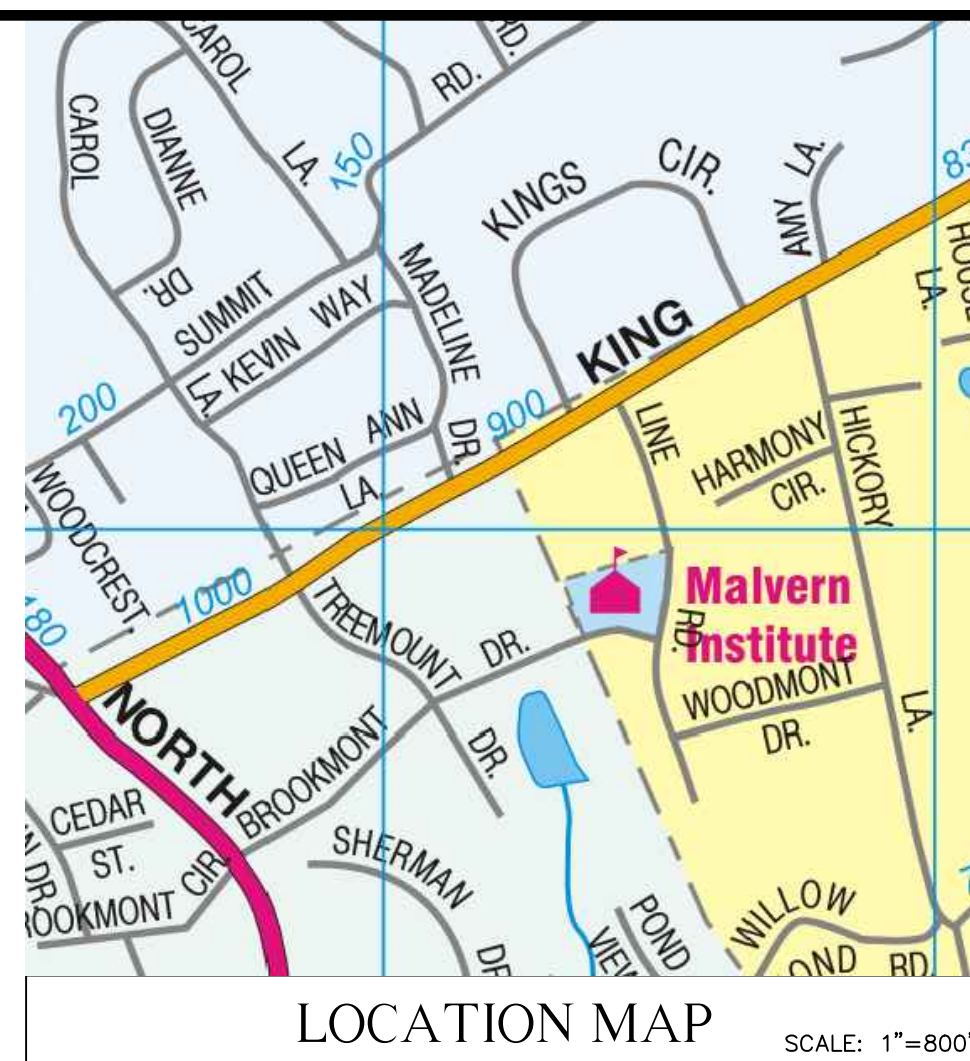
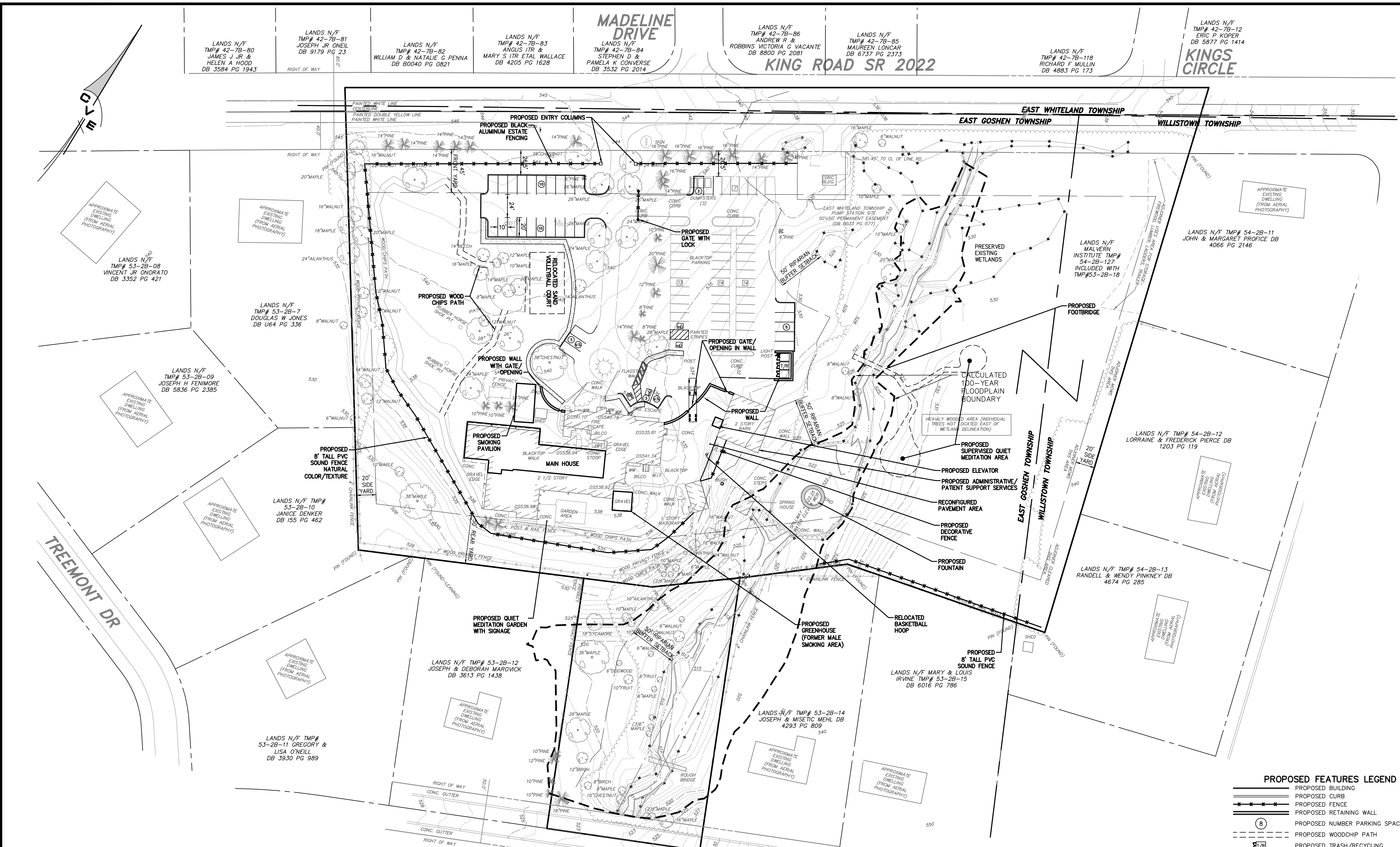
EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Chester Valley Engineers
civil engineers & land surveyors

Chester Valley Engineers, Inc.
Main Office: 83 Chestnut Road
P.O. Box 447, Paoli, PA 19301
(610) 644-4623
(610) 889-3143 Fax
cve@chesterv.com
http://www.chesterv.com



DATE: AUGUST 8, 2016



EXISTING FEATURES LEGEND

- 252 --- EXISTING 2' CONTOURS
- 250 --- EXISTING 10' CONTOURS
- EXISTING BUILDING
- EXISTING SPOT ELEVATION
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVING
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING TRACT BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING GUIDE RAIL
- EXISTING CURB
- E_cB₂ SOILS LINE AND DESCRIPTION
- EXISTING LIGHT POLE
- STREAM LINE
- EXISTING STORM INLET AND PIPE
- EXISTING STORM MANHOLE AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING POST
- EXISTING UNDERGROUND WATER MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING FIRE LINE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING MANHOLE (SAN, STORM, GAS, WATER, WATER, ELECTRIC, TELEPHONE, ETC.)
- BUILDING SETBACK LINE
- WETLANDS POINTS
- FEMA ZONE "A" FLOODPLAIN BOUNDARY
- CALCULATED 100-YEAR FLOODPLAIN BOUNDARY
- MUNICIPAL BOUNDARY LINE
- EXISTING NUMBER PARKING SPACES

- NOTES:**
- BEING: CHESTER COUNTY UNIFORM PARCEL IDENTIFIERS: 53-2-18 & 53-2B-13. ADDRESS FOR PARCEL 53-2-18 & 53-2B-13: 940 WEST KING ROAD, MALVERN PA 19355.
 - BOUNDARY AND IMPROVEMENTS SHOWN FROM BOUNDARY AND TOPOGRAPHY SURVEY PLAN DATED JULY 31, 2006 BY SITE ENGINEERING CONCEPTS.
 - TOPOGRAPHY SHOWN IN AREA FROM PHYSICAL FIELD SURVEY PERFORMED MARCH 25, 2015 BY CHESTER VALLEY ENGINEERS, INC.
 - ELEVATIONS BASED ON NAVD 1988 DATUM.
 - CONTOURS SHOWN BEYOND AREA OF PHYSICAL FIELD SURVEY FROM P.A.S.D.A. LIDAR CONTOURS.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THE BEARINGS SHOWN ON THE TITLE LINES STILL REFLECT THE DEED BEARINGS BUT THE SITE HAS BEEN MODIFIED TO STATE PLANE COORDINATES.

15-YEAR MASTER PLAN FOR THE MALVERN INSTITUTE

NO.	DATE	REVISION

PROPOSED SITE PLAN FOR MALVERN INSTITUTE

EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Chester Valley Engineers
 ENGINEER: RICHARD F. STRATTON
 LICENSE NO. PE070211

20170

SCALE: SEE PLAN
 DATE: 02/24/17
 DRAWN BY: BJM
 CHECKED BY: RFS

PARKING TABULATION

REQUIRED PARKING PER ORDINANCE SECTION 240-33.A.(2)(b)(2)(c).2*

• 1 SPACE/4 BEDS * 80 BEDS	= 20 SPACES
• 1 SPACE/EMPLOYEE DURING PEAK SHIFT * 35 EMPLOYEES	= 35 SPACES
• 1 SPACE/EXTRA EMPLOYEE DURING * 20 EMPLOYEES	= 20 SPACES
• 4 SPACES FOR MALVERN INSTITUTE WORK VEHICLES	= 4 SPACES
TOTAL REQUIRED	= 79 SPACES
TOTAL EXISTING	= 48 SPACES
TOTAL PROPOSED	= 33 SPACES (INCLUDES 3 HANDICAP SPACES)
TOTAL PARKING PROVIDED	= 81 SPACES (INCLUDES 4 HANDICAP SPACES)

* TREATMENT CENTER USE NOT LISTED IN OFF STREET PARKING ORDINANCE THEREFORE REQUIRED PARKING TABULATED FOR MOST SIMILAR USE LISTED IN ACCORDANCE WITH 240-33.A.(1)(b).

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PENNSYLVANIA ACT 187 REQUIREMENTS
 UNDERGROUND UTILITIES SERIAL NO. _____
 CHESTER VALLEY ENGINEERS, INC. DOES NOT WARRANT THE ACCURACY OF THE LOCATION OF EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. THE USER ASSUMES ANY RISK OF ANY AND ALL CHESTER VALLEY ENGINEERS, INC. FROM ALL CLAIMS, DAMAGES, LOSSES, THE USE OF THIS DOCUMENT WITHOUT FIRST OBTAINING FULL VERIFICATION AND EXPENSES ARISING THEREOF OR RESULTING THEREFROM.

EXCAVATIONS, TRENCHING, AND SHORING
 ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS ON THE LATEST REVISIONS THEREOF:
 (1) CONSTRUCTION SAFETY STANDARDS AND INTERPRETATIONS (OSHA 2007) SUBPART "P", PART 1926.1010 - "EXCAVATIONS, TRENCHING AND SHORING"
 (2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2228) DATED 1985 (REVISED).

SEE SHEET FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
 CALL 3 WORKING DAYS BEFORE YOU DIG
 1-800-242-1776
 POC'S SERIAL NUMBER: _____

LOT AREA CALCULATIONS
 (AREAS IN SQ. FT.)

UPI#	53-2-18	53-2B-13
GROSS AREA	= 418,080 (9.60 Ac)	= 43,565 (1.00 Ac)
LESS:		
STREET R/W	= 58,916 (1.35 Ac)	= 4,040 (0.09 Ac)
LOT AREA	= 359,164 (8.25 Ac)	= 39,525 (0.91 Ac)

IMPERVIOUS COVERAGE
 (AREAS IN SQ. FT.)

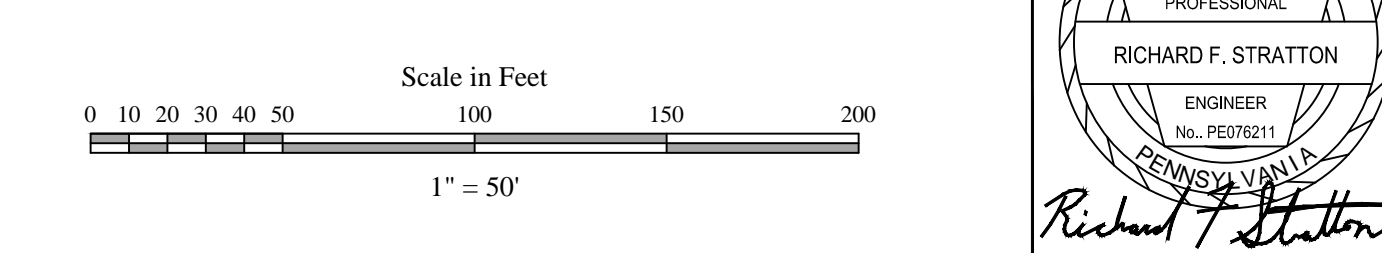
	EXISTING	PROPOSED
2 1/2 STORY MASONRY (PRIMARY BUILDING)	= 13,411	= 13,631
1 STORY MASONRY	= 526	= 526
2 STORY BARN	= 2,240	= 2,320
SHED	= 120	= 120
SPRING HOUSE	= 296	= 296
PUMP STATION BUILDING	= 301	= 301
WALK-IN FREEZER (W.I.F.)	= 44	= 44
PAVEMENT (INCLUDING CURB)	= 33,022	= 44,229
SIDEWALKS	= 1,484	= 2,864
SMOKING PAVILION	= ---	= 800
GREEN HOUSE	= ---	= 480
*TOTAL	= 51,444 (14.32%)	= 65,611 (18.27%)
	(1.18 Ac)	(1.51 Ac)

ZONING DATA - EAST GOSHEN TOWNSHIP
R-2 - RESIDENTIAL DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN.)	1 ACRE	9.60 ACRES	9.60 ACRES
LOT WIDTH AT BUILDING LINE (MIN.)	150 FT.	862 FT.	862 FT.
LOT WIDTH AT STREET LINE (MIN.)	60 FT.	877 FT.	877 FT.
BUILDING COVERAGE (MAX.)	25%	4.72%	5.16%
TOTAL IMPERVIOUS COVERAGE (MAX.)	35%	14.32%	18.27%
BUILDING HEIGHT (MAX.)	30 FT./3-STORIES	<30 FT.	<30 FT.
FRONT YARD SETBACK (MIN.)	45 FT.	332.8 FT.	332.8 FT.
AVERAGE FRONT YARD (MIN.)	60 FT.	N/A	N/A
SIDE YARD SETBACK (MIN.)	20 FT. EACH	111.4 FT/ 434.0 FT	111.4 FT/ 434.0 FT
REAR YARD SETBACK (MIN.)	50 FT.	54.7 FT.	54.7 FT.

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	SATURABILITY FOR:				CHARACTERISTICS THAT AFFECT TOPSOIL/FARM POND EMBANKMENTS
			WINTER GRAZING	ROAD ROAD	FILL	TOPSOIL	
Urbp	0% TO 8% SLOPES	> 200 CM	20" TO 70"	165 DAY	NOT RATED	NOT RATED	NOT RATED
Uuq			NOT SPECIFIED				




UNIFORM PARCEL IDENTIFIER: 53-2-18

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: 3/30/2017
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: Medical Marijuana Uses / Draft Zoning Ordinance

Dear Commissioner,

As we discussed at your March meeting the Township solicitor has drafted the following ordinance for your review. The solicitor believes the state statute limits the ability for local jurisdictions to craft more stringent ordinances based on the language of the Act.

The act says:

Section 2107. Zoning.

The following apply:

- (1) A grower/processor shall meet the same municipal zoning and land use requirements as other manufacturing, processing and production facilities that are located in the same zoning district.***
- (2) A dispensary shall meet the same municipal zoning and land use requirements as other commercial facilities that are located in the same zoning district.***

Grower/Processor: We must allow the use wherever manufacturing, processing and production facilities are permitted.

Dispensary: We must allow the use wherever other commercial facilities are permitted i.e. sale of legal drugs.

Please review the draft ordinance and we can discuss.

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE OF 1997, AS AMENDED, SECTION 240-6 TO ADD DEFINITIONS FOR DISPENSARY, GROWER/PROCESSOR AND MEDICAL MARIJUANA; SECTION 240-14.B(4) TO ADD A NEW SUBPARAGRAPH (g) TO ALLOW RETAIL SALE OF LEGAL DRUGS IN THE C-1 COMMUNITY COMMERCIAL DISTRICT; SECTION 240-14.B TO ADD A NEW SUBPARAGRAPH (16) TO ALLOW A DISPENSARY AS A BY RIGHT USE IN THE C-1 COMMUNITY COMMERCIAL DISTRICT; SECTION 240-15.B(2) TO REMOVE THE RETAIL SALE OF LEGAL DRUGS AS A BY RIGHT USE IN THE C-2 LOCAL CONVENIENCE COMMERCIAL DISTRICT; SECTION 240-16.B TO ADD A NEW SUBPARAGRAPH (19) TO ALLOW A DISPENSARY AS A BY RIGHT USE IN THE C-4 PLANNED HIGHWAY COMMERCIAL DISTRICT; SECTION 240-19.C TO ADD A NEW SUBPARAGRAPH (32) TO ALLOW A GROWER/PROCESSOR BY CONDITIONAL USE IN THE I-1 LIGHT INDUSTRIAL DISTRICT; SECTION 240-20 TO ADD A NEW SUBPARAGRAPH (28) TO ALLOW A GROWER/PROCESSOR BY CONDITIONAL USE IN THE I-2 PLANNED BUSINESS, RESEARCH, AND LIMITED INDUSTRIAL DISTRICT; SECTION 240-21.C TO ADD A NEW SUBPARAGRAPH (26) TO ALLOW A GROWER/PROCESSOR BY CONDITIONAL USE IN THE BUSINESS PARK DISTRICT; SECTION 240-33.A TO ADD PARKING REQUIREMENTS FOR A DISPENSARY AND GROWER/PROCESSOR.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, that the East Goshen Township Zoning Ordinance of 1997, as amended, which is codified in Chapter 240 of the East Goshen Township Code, titled, "Zoning", shall be amended as follows:

SECTION 1. Section 240-6, titled, "Definitions", shall be amended to include the following definitions:

DISPENSARY- A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the Commonwealth of Pennsylvania Department of Health (DOH) to dispense medical marijuana.

GROWER/PROCESSOR- A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the Commonwealth of Pennsylvania Department of Health (DOH) to grow and process medical marijuana.

MEDICAL MARIJUANA- Marijuana for certified medical use as legally permitted by the Commonwealth of Pennsylvania pursuant to the Pennsylvania Medical Marijuana Act, 35 P.S. § 10231.101 *et seq.*

SECTION 2. Section 240-14.B(4) shall be amended to add a new subparagraph (g) which shall provide as follows:

“(g). Legal **drugs**.”

SECTION 3. Section 240-14.B shall be amended to add a new subparagraph (16) which shall provide as follows:

“(16). **Dispensary**.”

SECTION 4. Section 240-15.B(2)(b) shall be amended as follows:

“(b). Gift items, newspapers, cameras, stationary, books, cigarettes, flowers, custom-made crafts, luggage and **candy**.”

SECTION 5. Section 240-16.B shall be amended to add a new subparagraph (19) which shall provide as follows:

“(19). **Dispensary**.”

SECTION 6. Section 240-19.C shall be amended to add a new subparagraph (32) which shall provide as follows:

“(32). Grower/processor.”

SECTION 7. Section 240-20.D shall be amended to add a new subparagraph (28) which shall provide as follows:

“(28). Grower/processor.”

SECTION 8. Section 240-21.C shall be amended to add a new subparagraph (26) which shall provide as follows:

“(26). Grower/processor.”

SECTION 9. The table of off street parking requirements in Section 240-33.A(1) shall be amended to add the following parking requirements:

Comment [KC1]: This should be added if the dispensary use will be allowed in C-1.

Comment [KC2]: Allows a dispensary in C-1 by right. C-1 will allow the retail sale of legal drugs by right.

Comment [KC3]: Allows a dispensary in C-1 by right. C-1 will allow the retail sale of legal drugs by right.

Comment [KC4]: This amendment will eliminate the retail sale of legal drugs as a permitted use in the C-2 District

Comment [KC5]: Allows a dispensary as a by right use in the C-4 District. C-4 allows retail sale of legal drugs as a by right use.

Comment [KC6]: Allows a grower/processor by conditional use in the I-1 District. I-1 allows various manufacturing uses by CU.

Comment [KC7]: Allows a grower/processor by conditional use in the I-2 District. I-2 allows various manufacturing uses by CU.

Comment [KC8]: Allows a grower/processor by conditional use in the B-P District. B-P allows various manufacturing uses by CU.

Minimum Off-Street Parking Requirements

Use	Minimum Off-Street Parking Spaces	Plus the Following Minimum Off-Street Parking Spaces
E. 13. Dispensary	1 per 150 sq. ft.	1 space per 2 employees
F. 3. Grower/Processor	1 space per 1,000 sq. ft. gross floor area	1 space per employee

SECTION 10. 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 11. 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 12. Effective Date. This Ordinance shall become effective in five (5) days from the date of adoption.

ENACTED AND ORDAINED this ____ day of _____, 2017.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Louis F. Smith, Secretary

E. Martin Shane, Chairman

Carmen Battavio, Vice-Chairman

Charles W. Proctor, III, Esquire, Member

Janet L. Emanuel, Member

Michael Lynch, Member

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



March 30, 2017

Dear Property Owner:

The purpose of this letter is to inform you that The Malvern Institute has submitted a Zoning Hearing Board Application requesting a Special Exception to expand their existing legal non-conforming Treatment Center Use; in accordance with §240-40.C.(2)(e). The applicant also seeks a variance from §240-40.C.(2)(c) to allow the expansion of the non-conforming use to exceed the 25% maximum.

The Institute proposes to expand the second floor of the existing main building, construct a loft in the existing barn, convert the existing smoking area in the rear of the facility to a greenhouse, and construct a new smoking pavilion in the front of the building.

The applicant is also seeking a zoning variance in accordance with §240-33.B(c) of the zoning ordinance to allow for the construction of a new parking area that will encroach into the front yard setback of the property.

Pursuant to Township policy, all properties within 1,000 feet of the property in question are notified of Zoning Hearing Board applications. The meetings and public hearings projected for this project's review and potential approval are:

1. **April 5, 2017 - Planning Commission meeting (7:00 PM)**
2. **May 3, 2017 - Planning Commission meeting (7:00 PM)**
3. **Board of Supervisors - (Date to be Determined: either May 9 or May 23; please check the website or call the Township to confirm)**
4. **June 1, 2017 - Zoning Hearing Board (7:30 PM) (Public Hearing)**

All meetings will be held at the Township Building and are open to the public. The application and plans are available for review at the Township Building during normal business hours. Please give me a call at 610-692-7171 or e-mail me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,

Mark Gordon
Township Zoning Officer

Cc: All ABC's
Brian Nagle, Esq. (VIA EMAIL ONLY)
Kristin Camp, Esq., Solicitor, East Goshen Township (VIA EMAIL ONLY)
John Nagel, Manager, East Whiteland Township (VIA EMAIL ONLY)
David Burman, Manager, Willistown Township (VIA EMAIL ONLY)



Attention East Goshen Township Residents and Property Owners:

East Goshen Township is currently conducting a Master Plan for the Paoli Pike Corridor. This planning effort is being done to identify the following along the entire length of Paoli Pike within East Goshen: Neighborhood connections to the Paoli Pike Trail, traffic calming, intersection improvements, streetscape improvements, as well as a land use analysis and an economic analysis of the corridor.

The Paoli Pike Corridor Master Plan Committee cordially invites you to attend an Open House event on Tuesday April 4, 2017 at 6:00 PM to solicit community input for the Paoli Pike Corridor Master Plan. During The public input session you can review the current planning that has been done, offer your suggestions and ask questions of the Township Board of Supervisors, Township staff and our consultant team. Following the input session our Planning Consultant Natasha Manbeck from McMahan Associates will give a short presentation to the Board of Supervisors on the current status of the plan.

Please plan to join the Paoli Pike Corridor Master Plan Committee on April 4th at 6:00 PM at the Township Building, 1580 Paoli Pike to contribute your ideas and concerns for the corridor so we can incorporate them into the Paoli Pike Corridor Master Plan. You can also visit our website to review the materials prior to the open house by using the following link.

<https://eastgoshen.org/boards/paoli-pike-corridor-master-plan-committee>

If you have questions please contact me.

Thank you,
-Mark

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