

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
October 11, 2017
7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. APPROVAL OF MINUTES
September 13, 2017
3. NEW BUSINESS
4. SUB DIVISION REVIEW
Applebrook
5. OLD BUSINESS
6. CHAIRMAN'S REPORT
7. VARIANCES
8. BOARD MEMBER CONCERNS
9. LIAISON REPORTS
10. CORRESPONDENCE
11. DATES OF IMPORTANCE

Oct 12, 2017	Farmers Market (Last Market)	03:00pm
Oct 12, 2017	Paoli Pike Corridor Master Plan	07:00pm
Oct 12, 2017	Play Ambassadors Volunteer Meeting	07:30pm
Oct 16, 2017	Futurist Committee	07:00pm
Oct 17, 2017	Board of Supervisors	07:00pm
Oct 21, 2017	Pumpkin Festival	10:00am
Nov 01, 2017	Planning Commission	07:00pm
Nov 2, 2017	Park & Recreation Commission	07:00pm
Nov 7, 2017	Election Day	-----
Nov 8, 2017	Conservancy Board	07:00pm

12. PUBLIC COMMENT
13. ADJOURNMENT



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

September 22, 2017

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

Re: Preliminary/Final Land Development - Applebrook Golf Club, Golf Learning Center
LD-09-17-15080 - East Goshen Township

Dear Mr. Smith:

A Preliminary/Final Land Development Plan entitled "Applebrook Golf Club, Golf Learning Center", prepared by Chester Valley Engineers, Inc., and dated August 29, 2017, was received by this office on August 30, 2017. This 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 land development for your consideration.

PROJECT SUMMARY:

Location:	north side of East Boot Road, west of the municipal border with Willistown Township
Site Acreage:	160.71
Proposed Use:	1,760 square foot Golf Learning Center
Municipal Land Use Plan Designation:	Planned Community
UPI#:	53-4-89

PROPOSAL:

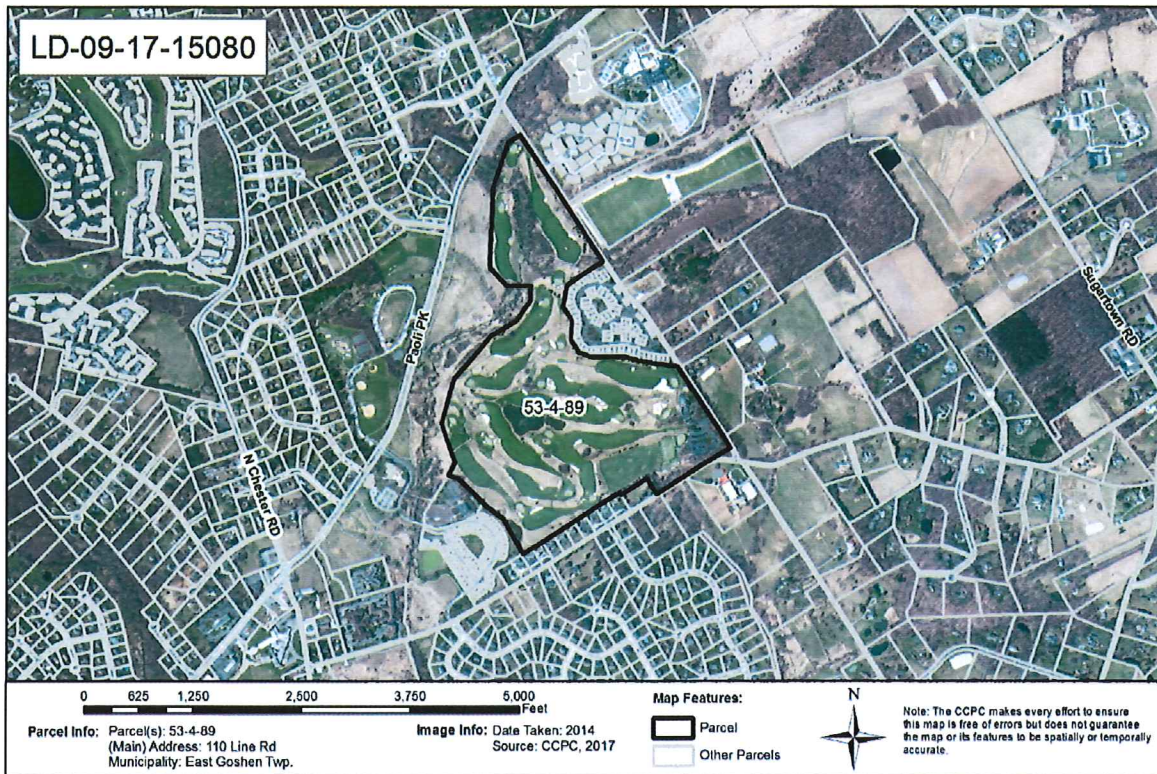
The applicant proposes the construction of a 1,760 square foot golf learning center on the existing Applebrook Golf Club site. The project site, which is served by onsite water and public sewer, is located in the I-2 Planned Business, Research and Limited Industrial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Goshen Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

LANDSCAPES:

1. The proposed development activity is situated on the portion of the golf course site located within the **Rural Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan, adjoining a **Suburban Landscape** designation to the south. The proposed land development is consistent with the objectives of the **Rural Landscape**.

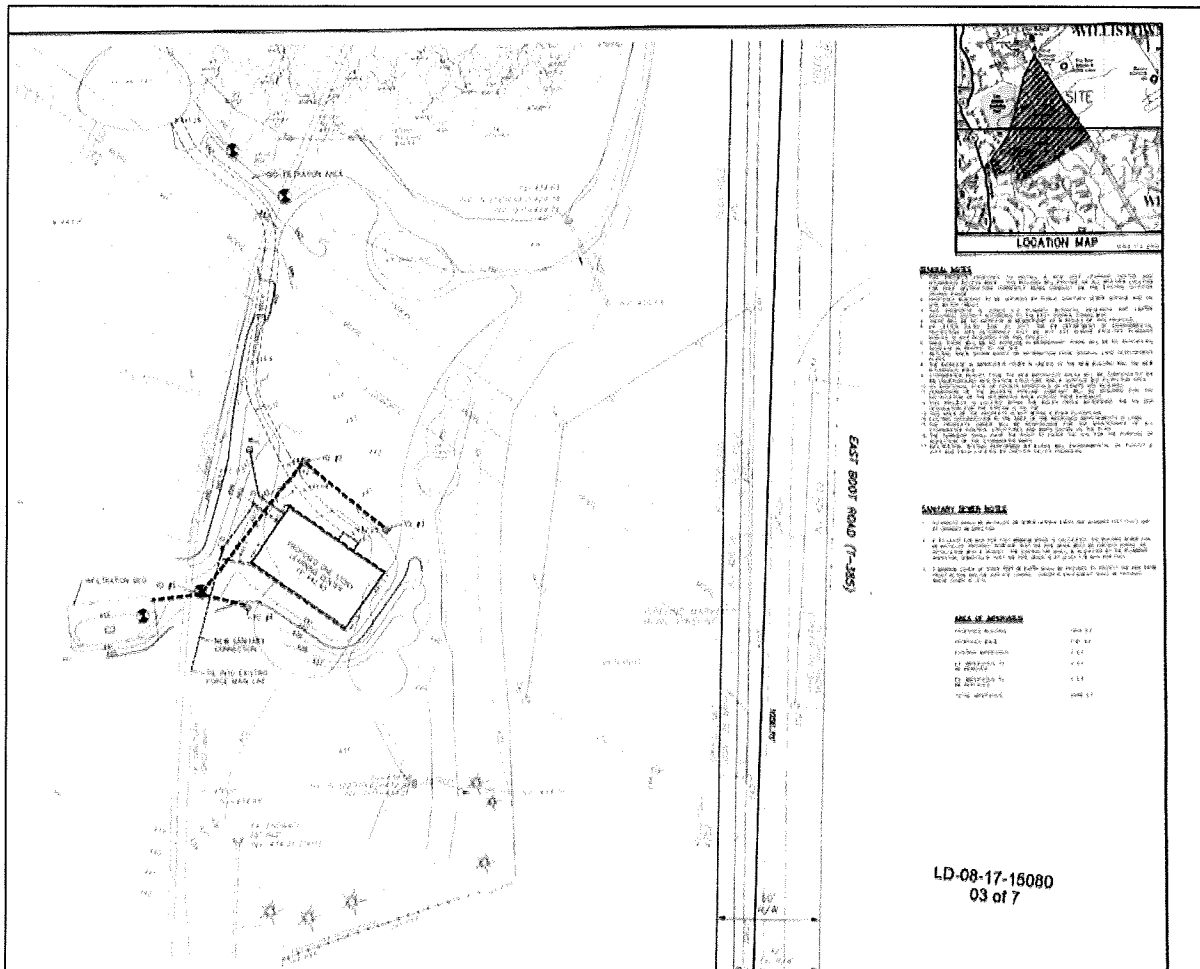


WATERSHEDS:

2. ***Watersheds***, the water resources component of ***Landscapes2***, indicates the proposed development is located within the Ridley Creek watershed. ***Watersheds***' highest priority land use objectives within this watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. ***Watersheds*** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The proposed land development appears to be in the proximity of hazardous liquid transmission pipelines operated by Laurel Pipeline Company/Buckeye Partners and Sunoco Pipeline L.P. Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811> consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act) prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at <http://www.landscapes2.org/pipeline/Safety.cfm>.



Site Plan Detail-Sheet 3: Preliminary/Final Land Development - Applebrook Golf Club, Golf Learning Center

ADMINISTRATIVE ISSUES:

4. The applicant is requesting two waivers from Supplementary Studies and Plan provisions of Article VIII of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
5. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

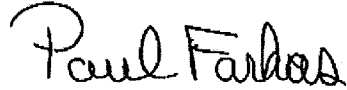
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Re: Preliminary/Final Land Development - Applebrook Golf Club, Golf Learning Center

LD-09-17-15080 - East Goshen Township

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 Review Planner

cc: Applebrook Golf Club
Applebrook Associates, L.P.
Chester Valley Engineers, Inc.
Chester County Health Department
Chester County Conservation District



One South Church Street
Second Floor
West Chester, PA 19382
T: 610-429-8907
F: 610-429-8918

www.pennoni.com

September 14, 2017

EGOS 0121

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

**RE: Applebrook Golf Club Golf Learning Center
Preliminary/Final Land Development**

Dear Mark:

As requested, we have reviewed the following information, prepared by Chester Valley Engineers, regarding the referenced submission:

- *"Land Development Plan for Applebrook Golf Club Golf Learning Center"* (seven sheets) dated August 29, 2017;
- *"Post-Construction Stormwater Management Report for Applebrook Golf Club – New Learning Center"* dated August 25, 2017; and
- Subdivision and Land Development application.

The owner/applicant, Applebrook Associates, proposes to construct a new golf learning center (1805 SF) and paved walkway adjacent to the existing driving range on UPI No. 63-4-89. The learning center will be served by on-site water and public sanitary sewer. The parcel is located on the west side of Line Road (T-385), within the I-2 Planned Business, Research and Limited Industrial zoning district. Temporary construction access is proposed from East Boot Road.

The applicant has requested the following two (2) waivers:

1. From §205-39 – requiring a traffic impact study; and
2. From §205-40 – requiring a water supply study.

We offer the following comments:

ZONING

1. While a detailed table indicating compliance with the various bulk and area requirements was not provided, it is our opinion the proposed improvements are consistent with these requirements.
2. As part of a preliminary plan submission for any land development application which proposes new construction of buildings, structures, roads, driveways, parking areas, or other land disturbance within 250 feet of the exterior walls of any Class I or II historic resource an historic resource impact study is required. (§240-38.10(A)(1)) It appears there is land disturbance within 250 feet of a Class I historic resource located on East Boot Road.

SUBDIVISION AND LAND DEVELOPMENT

3. The applicant is proposing preliminary/final plan approval, therefore a waiver from §205.1 should additionally be requested.
4. Regarding preliminary and final plan requirements (§205-30 and §205-33), the following should be provided:
 - a. The name of all abutting or adjacent property owners in the vicinity of the project. (§205-30.B(5))
 - b. Such private deed restrictions and/or a statement of any restrictions previously imposed in accordance with §205-33.C(2). If no such deed restrictions exist or will be imposed, it is recommended a note stating the same be indicated on the plan.

STORMWATER MANAGEMENT

5. Please label the infiltration test locations on the plans to verify conformance with the requirements regarding infiltration volume and depth to limiting zones. (§195-20.A, B, J(1))
6. All soil names and boundaries shall be indicated on the plans. (§195-27.B(8)(k))
7. There shall be a fifty-foot construction nondisturbance buffer to protect streams, wetlands and other water bodies during construction of the proposed regulated activity. (§195-27.B(8)(q)) The proposed temporary construction entrance is within 50 feet of the wetlands.
8. Regarding the bio-filtration area:
 - a. Additional elevation details should be provided and the proposed grading reviewed for consistency with the detail.
 - b. The proposed underdrain/outlet pipe should be indicated on the plans and additional plan detail provided.
 - c. The applicant shall indicate how the increase in 2-year runoff is being infiltrated, as the calculations indicate that the full inflow volume is discharging through the underdrain.
 - d. The location of the rip rap apron is not indicated on the plan/detail.
 - e. The underdrain pipe diameter is inconsistent on the various details.
 - f. A seed mixture and/or detailed planting plan should be provided.
9. Regarding the infiltration bed:
 - a. Grate elevations should be indicated on the plans and detail.
 - b. There appear to be multiple discrepancies regarding the pipe diameter between the details, notes and report.
 - c. The grading within and around the proposed bed should be reviewed for consistency with the report.
10. Please clarify where the roof drains will connect to the storm sewer system
11. 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.

12. Per §195-39, the Township requests that the following be added to General Note 16 on Sheet 3 regarding stormwater management easement:

"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

13. Limited sanitary sewer information was provided, including no details. If the proposed method is a connection to an existing force main, a new grinder pump will be required along with an hydraulic analysis of the existing force main to confirm that the new grinder pump system can pump into the force main. Other grinder pump system requirements from the Sewer Ordinance will also need to be addressed. All applicable details and notes will need to be added to the plans.

GENERAL

14. 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)) – Not required per June 24, 2017 correspondence from DEP.
 - c. Sanitary Sewer (Municipal Authority) – Correspondence has not yet been received.
 - d. On-lot Wells (CCHD) – Correspondence has not yet been received.
 - e. Highway Occupancy Permit (PennDOT) – Not applicable.
 - f. Fire Planning (Fire Marshal) – Not applicable.
 - g. Historic Resource (Historical Comm.) – Correspondence has not yet been received.
 - 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: Robert H. Plucienik, PE, Chester Valley Engineers (via e-mail)
Applebrook Associates, c/o Jared Viarengo (via e-mail)
Rick Smith, Township Manager (via e-mail)
Mark Miller, Public Works Director (via e-mail)

Draft
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
SEPTEMBER 13, 2017

The East Goshen Township Conservancy Board held a regularly scheduled meeting on Wednesday, September 13, 2017 at 7:00 p.m. at the Township Building. In attendance were: Chairman Sandy Snyder, Erich Meyer, Walter Wujcik, Andy Tyler and Patti Brown. Also in attendance was Mike Lynch, Township Supervisor and Mark Gordon, Zoning Officer.

Call to Order

Sandy called the meeting to order at 7:00 p.m.

Pledge of Allegiance & Moment of Silence

Sandy led those present in the Pledge of Allegiance and then asked for a moment of silence to remember those who serve in our military and our first responders.

Minutes

The minutes of the August 9, 2017 meeting were approved.

Sub Division Review

Applebrook Associates - Bob Plucienik, Chester Valley Engineers and Jared Viarengo, General Manager of Applebrook Golf Club were present. Bob reviewed the proposal to install a learning center. He described the building where golf lessons will be held. Currently they teach on the driving range. This will be an all weather facility. The pathway from the parking lot to the building is 200 ft. They are planning to install additional landscaping. There was discussion about the area where the temporary construction access from Boot Road will be. Since it is near the wetland, they had a wetland consultant mark where the wetland is. The area will be restored after construction. Total impervious is 3000 ft. The Board members reviewed the landscaping plan. Sandy recommended diversity of trees. They will mix white pine, spruce, red maple etc. They will include the mix on the plan. The Board will review it and the report from the township engineer at their next meeting.

Variances

Synthes USA, Conditional Use. Brendon Burke, attorney; Lisa Thomas, designer; and Kyle Turner, Synthes Safety Officer were present. They are seeking approval to increase the Total Impervious coverage on the property to 60%. The existing coverage is 55%, which was approved by Conditional Use in 2003. Internal corporate and government safety protocols as well as insurance requirements are driving this request. Lisa explained that they want to install additional parking spaces, which will require tree removal. They will plant replacement trees and shrubs. She described the types of trees. Also, they want to install a new pathway. A sidewalk was discussed. Sandy asked about the height of the trees and the airport airway. Mark commented that the FAA has set a maximum height for trees in the

1 airport airway at 23 feet. Lisa will check on the height of the trees and remove ones
2 that will be too high.

3 Erich moved that the Board recommend approval of the Synthes USA Conditional
4 Use application to increase the impervious cover on their property to 60% with the
5 following conditions:

6 1. The applicant will return to the Conservancy Board during the Land
7 Development review process.

8 2. The applicant will consider implementing a variety of best practice
9 methods to deal with the increased storm water runoff from the increased
10 impervious coverage

11 3. The applicant will meet all zoning requirements for the airport airway

12 4. The applicant will meet all requirements for understory trees.

13 Walter seconded the motion. The motion passed. Sandy abstained.

14 15 **Old Business**

16 Newsletter – Scott has an article for the next newsletter. Deadline is November 1st.

17
18 2018 Budget – Sandy submitted the budget to Jon Altshul.

19
20 Fall Planting – Sandy suggested boardwalk enhancement such as plaques. Mark
21 mentioned that Chas in the Public Works department made some very good plaques.
22 The Board decided not to use Kiosks because of the maintenance involved. Erich
23 will get pricing on trees.

24
25 Invasives – Erich reported that the Board of Supervisors was asked about invasives
26 on the pipeline. There is concern about a possible overrun of invasives that Sunoco
27 may have brought on their equipment. Mark commented that Sunoco should be
28 compelled to spray and use the township's contractor. Sandy will send a response
29 to the BOS.

30
31 Serpentine Rock – Walter found that Unionville has a Restoration and Management
32 Plan for invasive removal, burnings, monitoring, etc. They have 50 acres of
33 woodlands. Also the LA Times had an article about the barrons in PA. In 2010
34 Natural Lands Trust included this in their report. The Board members should read
35 both of these reports for discussion next month.

36 37 **Liaison Reports**

38 Municipal Authority – Walter reported that we have received all permits for the
39 Reservoir Road Pump Station.

40 Board of Supervisors – Mike reported that they are working on the 2018 budget and
41 pipeline resolution.

42 43 **Any Other Matter**

44 Mark suggested that the Board walk the Applebrook wetland. The Board will meet
45 at 9:00 am on Saturday, September 23rd.

1 **Adjournment**

2 There being no further business, Walter moved to adjourn the meeting. Patti
3 seconded the motion. The meeting was adjourned at 9:10 p.m. The next meeting
4 will be October 11, 2017 at 7:00 pm.

5
6 Respectfully submitted,

7
8
9
10 Ruth Kiefer

11 Recording Secretary