

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, January 3, 2018
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**
 - 1. Malvern Institute (SE and Variances) Meeting on Jan. 17, 2019 @ 7PM**
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes**
 - 1. December 6, 2017**
- F. Subdivision and Land Development Applications**
 - 1. WCASD – East Goshen Elementary**
- G. Conditional Uses and Variances**
 - 1. 1665 E. Boot Rd. (Dim. Variance)**
- H. Ordinance Amendments**
 - 1. Discussion on residential development changes to the Zoning Ordinance.**
- I. 2018 Goals
- J. Any Other Matter**
 - 1. Adopt-a-Highway**
- K. Liaison Reports
- L. 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	4	1/17/18	2/6/18	2/13/18	2/28/18	
WCASD / EG Elem.	LD	P	11/28/17	12/6/17	11/30/17	11/30/17	11/30/17		2/7/18	3/6/18	NA	3/6/18	
1665 E. Boot Rd	V	P	12/1/17	12/1/17	NA	NA	12/7/18		1/3/17	1/16/18	1/25/18	1/30/18	

Bold = New Application or PC action required

Completed in 2018

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
December 6, 2017

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, December 6, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Brad Giresi, Dan Daley, Jim McRee, and Ernest Harkness. Also present was Mark Gordon, (Township Zoning Officer), and Janet Emanuel (Township Supervisor).

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

ZHB – Zoning Hearing Board

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 first responders and military.
2. Adam asked if anyone would be recording the meeting and if there were any public comments about non-agenda items.
3. Adam reviewed the Tracking Log and commented that Malvern Institute gave an extension. A workshop is scheduled for Wednesday January 17, 2018.
4. Adam noted that the minutes of the November 1, 2017 meeting were approved.

B. SUBDIVISION AND LAND DEVELOPMENT

1. WCASD – East Goshen Elementary School – Mark Gordon introduced Mark Groves, WCASD Capital Program Manager and George Hartman of Bohler Engineering. Mark Groves commented that East Goshen is the 6th school on the renovation list. The last renovation was in 1995. He explained how they look at the space that is needed now and any standards that need to be met, i.e. HVAC, electric, plumbing, etc. They started to work on East Goshen's plan in March 2017. The WCASD now has full day Kindergarten. East Goshen's operational capacity is 502 students. Current enrollment is 430. He provided copies of the redistricting map. Glen Acres School's operational capacity is 492 students and enrollment is 590! Fern Hill was renovated in 2016 with an operational capacity of 510. However, enrollment is 557! East Goshen was built in the 1950's. An addition was built in 1962. They want to tear down the single story front section and build 2 stories. The new operational capacity will be about 608 adding about 170 more students. After it is done, the school district will redistrict to take some students out of Glen Acres. There will be 8 more teachers.

Adam is concerned about traffic and parking.

Janet mentioned that the speed limit flasher at E Boot Road is just south of the driveway so cars don't slow down from 45 mph until they are at the southern driveway. Ernie also mentioned that the flasher can't be seen if you are pulling out from E. Boot Road. Mark Groves asked who owns the flashers, the Township or the School District. Mark Gordon will check.

The 9 Waiver requests were discussed. Mark Groves mentioned that they will provide a letter from an historic architect for the Historic Resource Waiver. George will provide aerial views showing the adjacent properties if needed. George explained the site use during construction. There are 2 underground stormwater basins on the property, one in the front of the school and one in the rear. Construction is scheduled to start with demo in summer of 2018. Their daily schedule will be from 7 am to 2:30 pm in order to work with the bus schedule. They have leased classroom space at Goshen Friends School for the 4 Kindergarten classes, which will be bused to and from East Goshen. They plan to finish other renovations in 2020. Another fire hydrant will be installed at the cul-d-sac in the rear of the school.

1 Janet mentioned that parking on a normal day is ok but for parent conferences, concerts, Halloween
2 parade, etc. they are parked everywhere now. It's a hazard. Is there a plan for more parking? Mark
3 Groves commented there is no increase in parking in the plan.
4 Janet mentioned ADA issues. Mark Groves explained the new ramp on the 1st floor of the new building
5 and there will be an elevator to the 2nd floor.
6 Dan mentioned parking requirements. Mark Groves commented that the new total rooms will be 38.
7 This includes main office spaces and Special Ed classes.
8

9 **LIAISON REPORT**

10 Board of Supervisors – Janet mentioned the 3 meetings they held about the 6 ponds in the township.
11 Marydell residents want a committee of residents to be involved in their pond's landscaping.
12

13 **ANY OTHER MATTER**

14 1. Paoli Pike Corridor Master Plan – Brad discussed the final draft and made a motion that the Planning
15 Commission recommend that the Board of Supervisors approve and adopt the Paoli Pike Corridor Master
16 Plan. The Plan will guide the Township toward making Paoli Pike a destination while connecting people,
17 calming traffic, enhancing Goshenville and activating the corridor while achieving a goal set in the 2015
18 Comprehensive Plan. Ernie seconded the motion. The motion passed unanimously.
19 2. Election for 2018 - Adam made a motion to appoint Brad as the new Commission Chairman as of
20 January 1, 2018. Dan seconded the motion. The motion passed unanimously.
21 Brad made a motion to appoint Jim as Vice Chairman. Dan seconded the motion. Jim accepted the
22 position. The motion passed unanimously.
23

24 **ADJOURNMENT**


25 There being no further business, Adam moved to adjourn the meeting. Dan seconded the motion.
26 The meeting adjourned at 8:30 pm. The next meeting will be held on Wednesday, January 3, 2018 at
27 7:00 pm.
28

29 Respectfully submitted, _____
30 *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: 12/27/2017
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: East Goshen Elementary Land Development Application

Dear Commissioners,

As you know, the WCASD has a LD application in for review and approval for the East Goshen Elementary School Property. The district proposes to renovate the entire school to including a new two story addition for additional classrooms, a complete fire suppression system and a single story addition on the rear of the school for a reading resource lab.

This application has been reviewed by the Township Engineer, CCPC, and the Township Conservancy Board; resulting in minor comments.

The District is requesting nine separate waivers from the Land Development Ordinance and the Stormwater Management Ordinance which are all acceptable to the Township Engineer and Staff.

The WCASD has not incorporated any of the comments onto new plan sets at this time but will need to revise the plans to reflect the comments prior to meeting with the Board of Supervisors.

Items to be discussed:

The CCPC Recommends adding sidewalks to the N. Chester Road frontage of the property. The applicant can discuss their opinion on this recommendation however the Township has not identified this stretch of N. Chester Rd. for any enhanced bicycle or pedestrian access. The property will have access to the future Paoli Pike Trail along Paoli Pike. This seems to be a safer option rather than installing sidewalks along N. Chester Road.

The CCPC has also commented on the existence of wet soils n the property which the applicant has also identified as a limiting factor for the management of stormwater. The proposed project actually results in a net reduction of impervious coverage on the property. This is why the Township engineer and staff have no issue with their request for waivers from two sections of the SWM ordinance.

Recommendation:

The minor comments in the Township engineer's review of the plan need to be added to the plans. The waivers requested are appropriate. Staff does not have any concerns about the PC taking action on this LD application on 1/3; the Board of Supervisors is scheduled to review the Plan on 1/16.

Draft Motion:

Mr. Chairman, I move that the Planning Commission support the waiver requests and recommend approval of the Land Development Plan for the East Goshen Elementary School dated 4/28/2017 last revised 11/28/2017 with the following conditions:

1. The applicant shall address all comments in the Township Engineers' review letter dated December 19th, 2017 and submit revised plans to the Township.
2. The applicant shall follow all applicable Federal, State and Local laws and ordinances.

EAST GOSHEN CONSERVANCY

December 14, 2017

East Goshen Township
Planning Commission
1580 Paoli Pike
West Chester, Pa. 19380

Re: WCASD / East Goshen Elementary Land Development Plan
Landscaping

Dear Commission Members:

At their meeting on December 13, 2017 the Conservancy Board voted unanimously in favor of the following motion:

"Madame Chairman, I move that we recommend approval of the landscape plan presented as part of the WCASD Land Development plans for the proposed renovations to East Goshen Elementary school. "

Sincerely,



Mark A. Gordon
Zoning Officer

JOHN MILNER ARCHITECTS
DESIGN & PRESERVATION



December 12, 2017

Mr. Mark A. Groves
Facilities & Operations
West Chester Area School District
1181 McDermott Drive
West Chester, PA 19380

Re: East Goshen Elementary School

Dear Mr. Groves:

It was my pleasure to meet with you and Mr. Burns at the school site and to review the plans for renovations to the building and immediate site. Based on the Township Zoning Ordinance, I understand that consideration must be given to the impact such renovations may have on any designated historic resources within a 250-foot radius of the school's property line. It is further understood that there are five (5) historic resources within this radius. Four (4) of these are Class I Resources that comprise the Goshenville Historic District at 724, 734, 810 and 814 North Chester Road. The other one is a Class II Historic Resource at 732 North Chester Road, but which is non-contributing to this Historic District.

Given that East Goshen Elementary has been an active (and evolving) entity since the 1960s, the context of the Historic District and adjacent non-contributing resource has already been compromised in this regard. The buildings themselves, however, have not been impacted by the construction of the school.

It is my opinion, therefore, in reviewing your currently proposed plans (dated November 7, 2017) for the additions and renovations, that there would be no negative impact on the surrounding historic buildings. Should the Township Planning Commission require a landscape buffer be installed along the southern property, I would certainly be in agreement. Please contact me if you require further input on my part.

Sincerely yours,

Mary Werner DeNadai, FAIA
Principal

MWD/m



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

www.pennoni.com

December 19, 2017

EGOST 00125

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

**RE: East Goshen Elementary School Expansion
Preliminary/Final Land Development**

Dear Mark:

As requested, we have reviewed the following information, prepared by Bohler Engineering, regarding the referenced submission:

- *"Proposed Building Addition (East Goshen Elementary School)"* (six sheets) dated April 28, 2017, last revised November 28, 2017;
- *"General Project Description and Preliminary Stormwater Management Calculations"* dated November 28, 2017; and
- Subdivision and Land Development application.

The owner/applicant, West Chester Area School District c/o Kevin Campbell, proposes to demolish a 1-story portion of the existing school and replace it with a 2-story addition (21,248 SF). Further, they propose to demolish a 2,863 SF portion of the existing school and replace it with a 1-story, 2,240 SF addition in an alternate location. The parcel (UPI No. 53-4-78) is located on the west side of North Chester Road (SR 352) approximately 700 feet south of its intersection with Paoli Pike, within the R-2 Low Density Residential District. The school is currently served by public water and sanitary sewer.

The applicant has requested the following nine (9) waivers:

1. From §195-20.C – requiring infiltration for a redevelopment;
2. From §195-22.A – requiring peak runoff rates for redevelopment to be reduced in the post-development to the pre-development peak rates for the same storm event;
3. From §205-28 – requiring a separate preliminary and final plan submission;
4. From §205-30.B(5) – requiring preliminary plans to show the names of all abutting property owners;
5. From §205-30.B(10) – requiring preliminary plans to show all existing features within 50 feet of the property line;
6. From §205-31 – requiring a separate preliminary and final plan submission;
7. From §205-33.B(5) – requiring a final plan to show the names of all abutting property owners;
8. From §205-33.B(10) – requiring a final plan to show all existing features within 50 feet of the property line; and
9. From §240-38.10 – requiring a Historic Resource Impact Study.

We offer the following comments:

1. The applicant has indicated that the project will result in a net decrease in impervious area on the site. The practical application of this reduction results in a decrease in the volume and rate of stormwater leaving the site. The applicant has also provided infiltration testing results that demonstrate unfavorable subsurface conditions. As an alternative to subsurface infiltration, the applicant proposes soil amendments in accordance with the Pennsylvania Department of Environmental Protection's Best Management Practices Manual. It is our opinion that for this project, the combination of impervious area reduction and amended soils will meet the intent of the Stormwater Management Ordinance and preserve the integrity of the downstream waterways.
2. Per §195-39, the Township requests a note be added to the plans stating the following:

"A blanket stormwater management easement is provided over and across the property in favor of East Goshen Township to allow the Township and its agent and designees access to the proposed stormwater management facilities. The Township is granted the right, but not the duty, to access and conduct periodic inspections and to undertake other actions that may be necessary to enforce the requirements of the Township's Stormwater Management Ordinance or of any applicable O&M plan or O&M agreement."
3. The applicant is reminded that an O&M Agreement must be executed with the Township. (§195-27.F(2))

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

Sincerely,

PENNONI



Nathan M. Cline, PE
Township Engineer

cc: George Hartmann, PE, Bohler Engineers (via e-mail)
Kevin Campbell, West Chester Area School District (via e-mail)
Rick Smith, Township Manager (via e-mail)
Mark Miller, Public Works Director (via e-mail)



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

December 15, 2017

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

Re: Preliminary/Final Land Development - Proposed Building Addition (East Goshen Elementary School)
LD-12-17-15205 - East Goshen Township

Dear Mr. Smith:

A Preliminary/Final Land Development Plan entitled "Proposed Building Addition (East Goshen Elementary School)", prepared by Bohler Engineering, and dated April 28, 2017, and last revised on November 28, 2017, was received by this office on November 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:	the west side of North Chester Road (Route 352), south of Paoli Pike
Site Acreage:	18.08
Lots/Units:	1 lot
Non-Res. Square Footage:	25,013
Proposed Land Use:	Additions to Existing School Building
Municipal Land Use Plan Designation:	Town Center
UPI#:	53-4-78-E

PROPOSAL:

The applicant proposes the construction of two additions totaling 25,013 square feet to the existing elementary school building. The project site, which is served by public water and public sewer, is located in the R-2 Low Density Suburban Residential 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.

Page: 2

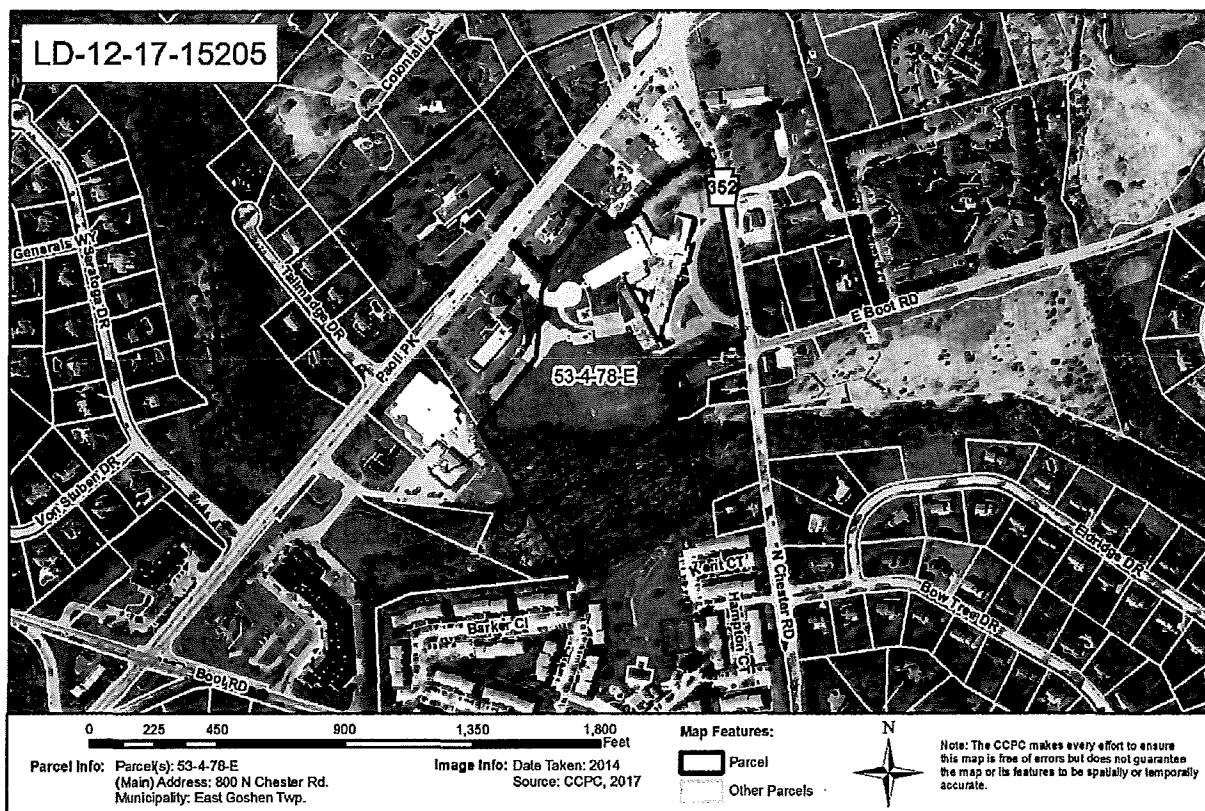
Re: Preliminary/Final Land Development - Proposed Building Addition (East Goshen Elementary School)

LD-12-17-15205 - East Goshen Township

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban** and **Natural Landscape** designations of *Landscapes2*, the 2009 County Comprehensive Plan. The proposed land development is consistent with the objectives of the **Suburban Landscape**.



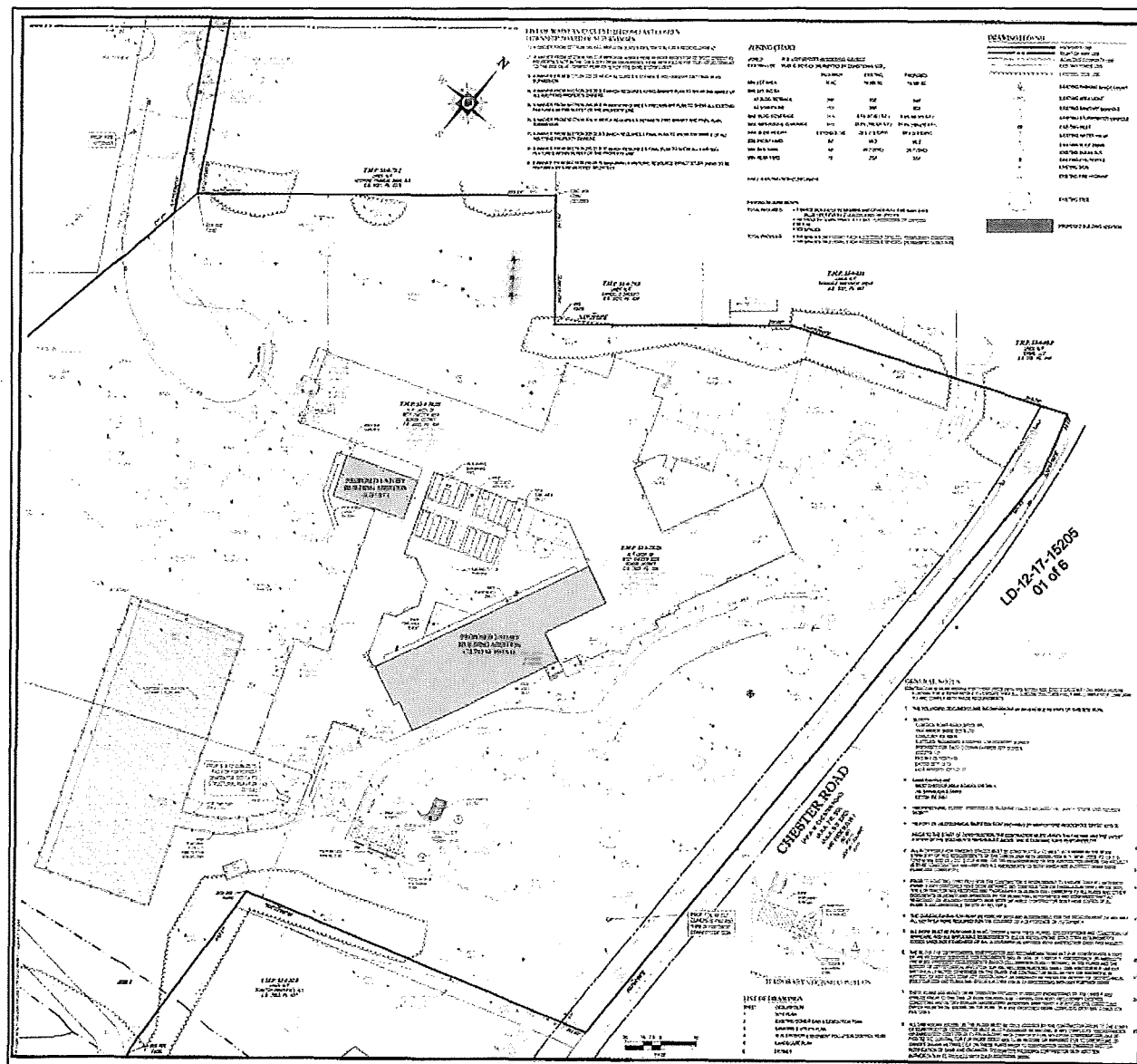
WATERSHEDS:

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. We recommend that the applicant extend the existing sidewalk network to the adjoining parcels along Chester Road. In addition to sidewalks being an essential design element in the Suburban Landscape, *Landscapes2* recommends that a safe network of bicycle and pedestrian links be provided within and between residential, employment, commercial, educational, public, and recreational land uses (Transportation Policy T2.1). Furthermore, the project site is located within

the Town Center designation of the Future Land Use Plan map in the Township's 2015 Comprehensive Plan; one of the key elements of the Township's Future Land Use Plan is to transform the Town Center into a viable, walkable, visitable place.



Plan Detail, Sheet 1 - Proposed Building Addition (East Goshen Elementary School)

- The site plan depicts an existing 40 foot wide right-of-way on Chester Road (Route 352). The County Planning Commission's Multi-Modal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Route 352 as a minor arterial road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads in suburban areas to accommodate future road and infrastructure improvements. We recommend that the applicant and the contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Route 352. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to the appropriate agency.

Page: 4

Re: Preliminary/Final Land Development - Proposed Building Addition (East Goshen Elementary School)

LD-12-17-15205 - East Goshen Township

5. The site contains areas of hydric (wet) soils (GdB Gladstone and Ha Hatboro) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. On-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.

ADMINISTRATIVE ISSUES:

6. The applicant is requesting two waivers from Chapter 195-Stormwater Management of the Township Code, six waivers from the provisions of the Township Subdivision and Land Development Ordinance, and a waiver from the historic resource impact study requirements in Section 240-38.10 of the Township Zoning Ordinance (we acknowledge that Section 240-38.10 states that the impact study requirements can be waived by the Board of Supervisors in the situations specified in this section of the Code). 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. Additionally, the Township should ensure that proposed stormwater waiver requests can technically be granted under the requirements of the Stormwater Management Ordinance.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: West Chester Area School District
Bohler Engineering
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshe.org

Date: 12/27/2017
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlg*
Re: 1665 E. Boot Rd. / Dimensional Variance

Dear Commissioners,

The Elliot's, owners of 1665 E. Boot Rd. have submitted a Zoning Hearing Board Application seeking relief from the side yard setback in order to enlarge their existing nonconforming pool house. The pool house was permitted by the township and inspected however a recent survey shows that the pool house was constructed within the side yard setback area.

Recommendation:

This is a minor intrusion into the side yard setback that has existed for a number of years without issue. The addition proposed for the pool house does not appear to cause impacts for the neighboring properties. From a planning perspective this request is pretty straight forward.

Staff recommends that the PC consider taking "no position" with respect to this variance request with the caveat that should the ZHB decide that the applicant has met the burdens for a variance; the following conditions be considered in order to minimize any impacts.

Draft Motion:

Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors take "No Position" with respect to the requested side yard variance relief. However, should the Zoning Hearing Board grant the requested relief, the following conditions should be imposed to mitigate any impacts caused by the granted relief:

1. The applicant shall make every effort to protect the existing trees that currently screen the area of the proposed building addition from the neighboring property to the east.

2. The applicant shall enhance the existing landscape screening, to the satisfaction of the Township, in order to provide a complete landscape screen for the neighboring property to the east.
3. The applicant shall follow all applicable Federal, State and Local laws and ordinances.

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: Elliott, Eric & Terri / Gasper Landscape

Applicant Address: 316 Tanyard Road Richboro PA

Telephone Number: (267) 699-0133 Fax Number: (215)396-8048

Email Address: JGleason@Gasperls.com

Property Address: 1665 East Boot Road Westchester PA

Tax Parcel Number: 53-4-89.3G Zoning District: I-2 Acreage: 0.7988 acres

Purpose of Application (check one)

- ☒ Variance (Type: ☐ Use Variance ☒ Dimensional Variance)
☐ Special Exception
☐ Appeal determination of the Zoning Officer
☐ Other _____

Sections of Zoning Ordinance in which relief is sought:

240-30.1 C. (2) (a) [3] - Side yards: 15 feet minimum each side

Description of the Zoning Relief requested and the future use of the property:

- The existing Pool house was approved by the township and built outside the setback.
- Because of a growing need for a shaded area, the expansion of the pool house was designed with the intent of creating a space that flows seamlessly with the existing structure and does not appear structurally as an afterthought, giving the space cohesiveness. In order to construct a bathroom for the pool and provide as much covered area as possible the requesting expansion be allowed to encroach the building setback equal to the distance that the existing s structure was approved and constructed.

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.


Signature of Applicant

12/1/2017
Date

***Please review the formal application and review procedures on page three.**

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

PHONE (610)-692-7171 FAX (610)-692-8950

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.

Applicant Name: Elliott, Eric & Terri / Gasper Landscape

Application Process Checklist (Administration use only):

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	<u>12-1-17</u>
2. All related materials submitted:	<u>12-1-17</u>
3. Township application and review fees paid:	<u>12-1-17</u>

Application accepted on 12-1-2017 by Mark Gordon

Official Signature  Title TWP Zoning Officer

Review Process Checklist

<u>Item</u>	<u>Date</u>
1. Start date:	<u>12-1-17</u>
2. Date of first formal Planning Commission Meeting following complete application:	<u>12-6</u>
3. Date sent to CCPC:	<u>—</u>
4. Date sent to Township Engineer:	<u>—</u>
5. Date presented to Planning Commission:	<u>1-3-2018</u>
6. Date sent to CB:	<u>12-7</u>
7. Date sent To MA:	<u>"</u>
8. Date sent to HC:	<u>"</u>
9. Date sent to PRB:	<u>"</u>
10. Date sent to TAB:	<u>"</u>
11. Date by which the PC must act:	<u>1-3-2018</u>
12. Date by which Board of Supervisors must act:	<u>1-16-2018</u>
13. Drop Dead Date; (Day 60):	<u>1-30-2018</u>
14. Zoning Hearing Date:	<u>1-25-2018</u>
15. Dates of public advertisement:	<u>_____ & _____</u>



























Google

1665 Boot Rd



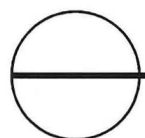
Club

1665 B

40.1

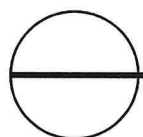
16





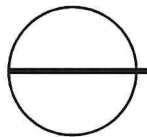
Model Image

Elliott, Eric & Terri : 1665 East Boot Road Westchester



Model Image

Elliott, Eric & Terri : 1665 East Boot Road Westchester



Model Image

Elliott, Eric & Terri : 1665 East Boot Road Westchester

Goshen Township
Office of Building Permits
West Chester PA 19380

November 28, 2017

RE: Elliott Home Anticipated Pool Area Structure Expansion

To Whom It May Concern,

I am writing to inform you that Mr. and Mrs. Eric Elliott (residence at 1665 E Boot Road, West Chester PA) did inform me of their upcoming submission to the Township in order to extend the current pool cabana structure. They showed me drawings for the proposed extension, to include a plot drawing showing the original structure's fireplace footprint was protruding into the property line offset for the boundary line we share.

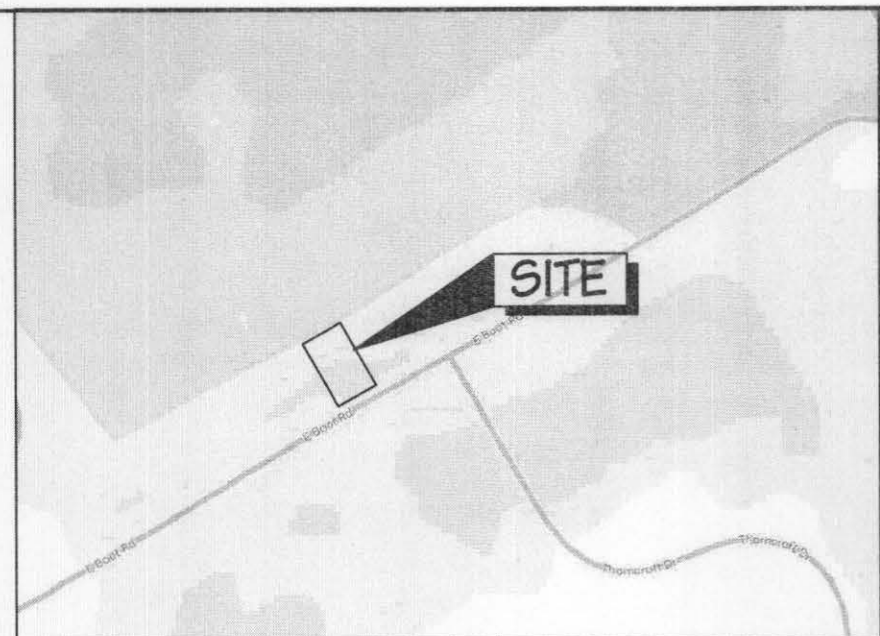
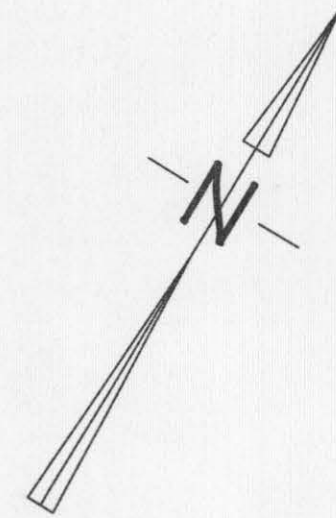
I want to let you know proactively that we do not have any problem with the proposed structure extension, to include utilizing the current protrusion line as the acceptable limit into the offset for any part of the extended structure.

We winter in Florida, so we wanted to provide this letter to you and the Elliott's in advance so there are no delays waiting for our response to a separate outreach from the Township.

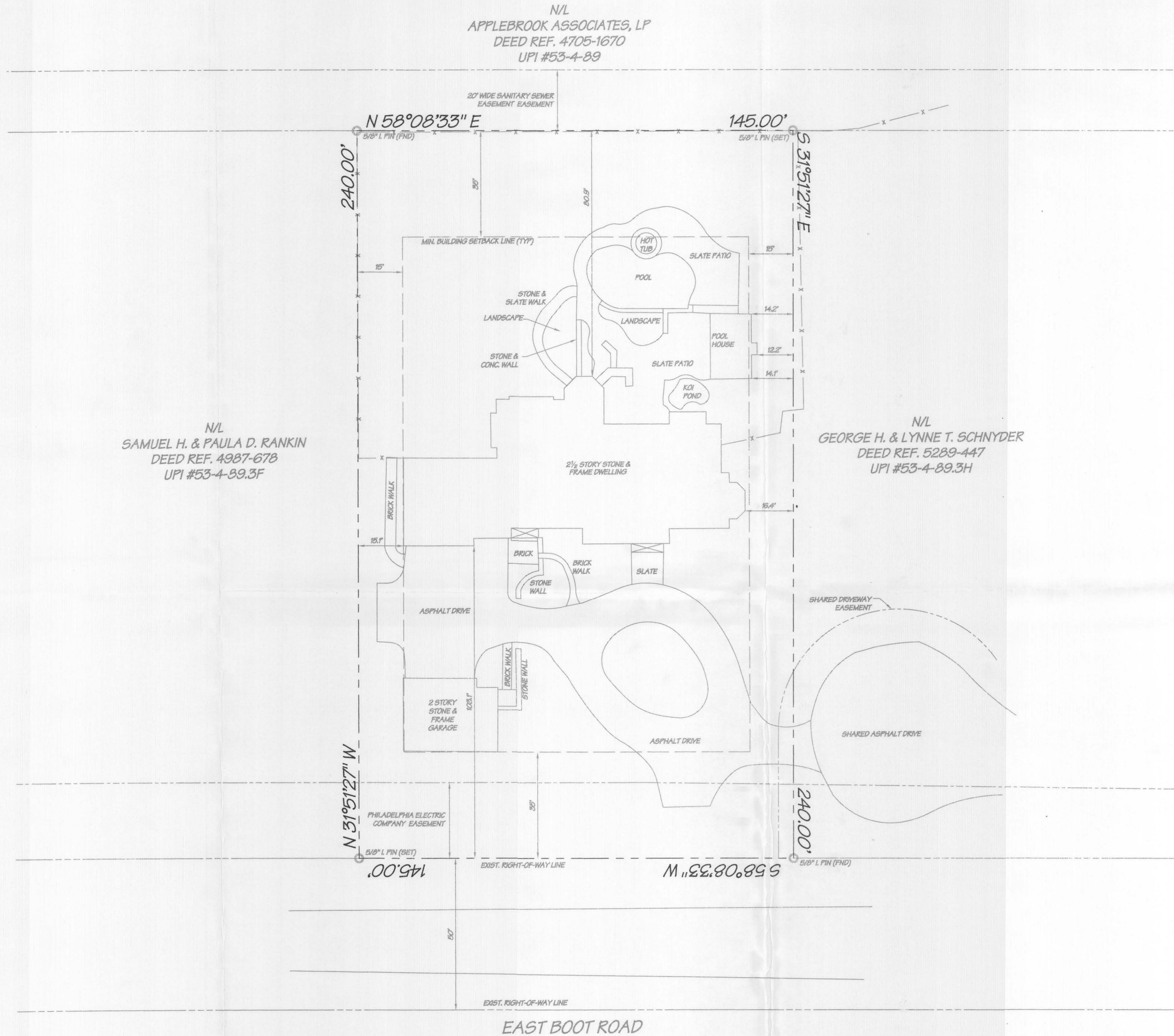
Thanking you in advance for your protective work done for the residents, and your assistance in permitting our neighbors to move forward with their wonderful extension plans.

Regards,

George Schnyder
Lynn Schnyder
1667 E Boot Road
West Chester PA 19380
215.593.7113



LOCATION MAP
NOT TO SCALE



GENERAL NOTES

1. PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON OCTOBER 17, 2017.
2. HORIZONTAL DATUM IS BASED ON DEED BEARINGS.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO) WAS CONTRACTED TO PERFORM. EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO).
5. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLO) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLO DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLO SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLO HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
6. REFERENCE IS MADE TO PLAN ENTITLED "GOLF COURSE SITE PLAN FOR APPLEBROOK", PREPARED BY CHESTER VALLEY ENGINEERS, INC., SHEET K-02, DATED 12/17/1998, LAST REVISED 07/12/2000, RECORDED IN CHESTER COUNTY RECORDER OF DEEDS OFFICE PLAN NO. 926469.

ZONING REQUIREMENT

1-2 PLANNED BUSINESS/RESEARCH/UNLIMITED INDUSTRIAL/PARK/RESIDENTIAL

ZONING REQUIREMENT AT TIME OF DEVELOPMENT

PLANNED GOLF COURSE DEVELOPMENT	REQUIRED
MIN. LOT AREA	20,000 S.F.
MIN. LOT WIDTH @ BLDG LINE	110 FT.
MIN. FRONT YARD SETBACK	35 FT.
MIN. SIDE YARD SETBACK	15 FT.
MIN. REAR YARD SETBACK	35 FT.
MAX. BUILDING AREA	20%
MAX. IMPERVIOUS SURFACES	50%
MAX. BUILDING HEIGHT	35 FT.

PROPERTY OWNER

TERRI L. ELLIOTT
1665 EAST BOOT ROAD
WEST CHESTER, PA 19380

PROPERTY INFORMATION

DEED REF. 8864-2086
UPI #53-4-89.3G

IMPERVIOUS COVERAGE

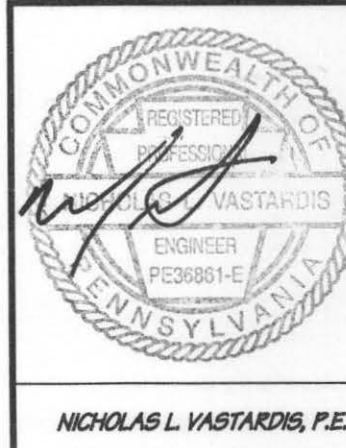
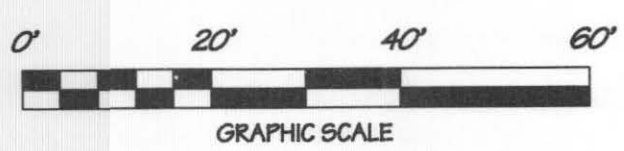
	EXISTING
DWELLING	4,181 S.F. 12.0%
DRIVE	4,469 S.F. 12.5%
GARAGE	735 S.F. 2.1%
POOL HOUSE	300 S.F. 0.8%
PATIO/PORCHES/	
WALKS/WALLS	2,889 S.F. 7.8%
POOL	642 S.F. 1.8%
TOTAL	15,264 S.F. 37.4%

LEGEND

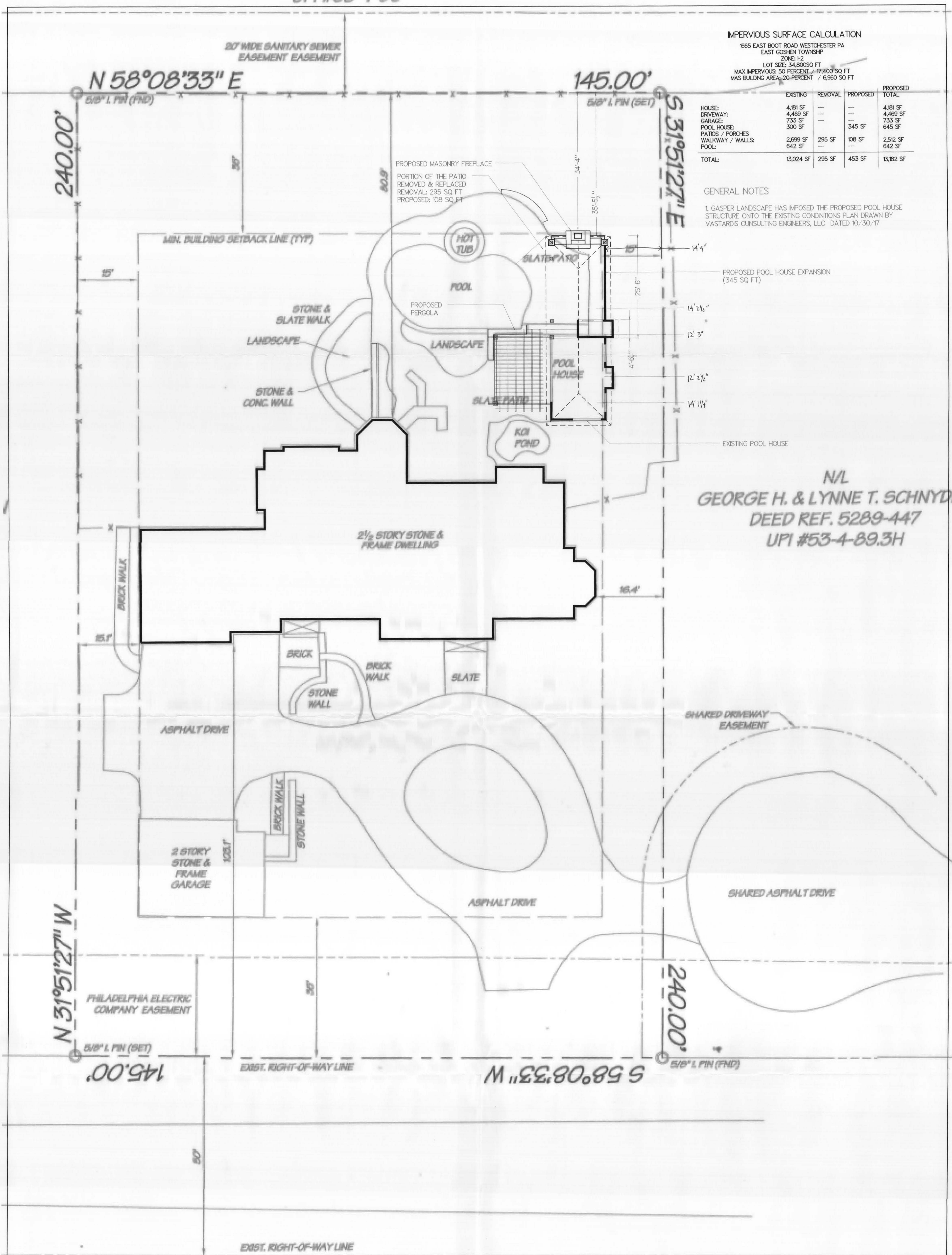
- EXIST. BOUNDARY LINE
- EXIST. RIGHT-OF-WAY
- EXIST. BUILDING SETBACK LINE
- EXIST. IRON PIN/PIPE



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-245-4776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA ACT 172 (1986) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.
OSHA 1926.959 SPECIAL EXCAVATION REQUIREMENTS
(A) PRIOR TO OPENING AN EXCAVATION, A PERSON SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND UTILITIES ARE LOCATED IN THE AREA TO BE EXCAVATED. THIS DETERMINATION SHALL BE BASED ON THE RESULTS OF A FIELD SURVEY AND/OR THE RESULTS OF A GROUND PENETRATING RADAR (GPR) SURVEY. THE RESULTS OF THE SURVEY SHALL BE RECORDED AND SHOWN ON THE EXCAVATION PLAN. THE EXCAVATION SHALL BE STOPPED IMMEDIATELY IF AN UNDERGROUND UTILITY IS LOCATED IN THE AREA TO BE EXCAVATED. THE EXCAVATION SHALL BE STOPPED IMMEDIATELY IF AN UNDERGROUND UTILITY IS LOCATED IN THE AREA TO BE EXCAVATED. THE EXCAVATION SHALL BE STOPPED IMMEDIATELY IF AN UNDERGROUND UTILITY IS LOCATED IN THE AREA TO BE EXCAVATED.
OUTSIDE PENNA. OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-325-7700
PA ONE CALL
SERIAL NO. XXXXXXXXXXXX
TAX PARCEL UPI #53-4-89.3G



1	11-30-17	ADD POOL HOUSE SETBACK DIMENSIONS
NUM.	DATE	REVISION
VASTARDIS CONSULTING ENGINEERS, LLC 28 Harvey Lane 1 Malvern, PA 19355 Ph: 610.644.9663 Fx: 610.644.3789 Email: vcello@verizon.net		
PLAN PREPARED FOR:		
TERRI L. ELLIOTT 1665 EAST BOOT ROAD		
EAST GOSHEN TOWNSHIP	CHESTER COUNTY	PENNSYLVANIA
SHEET 1 OF 1		



IMPERVIOUS SURFACE CALCULATION

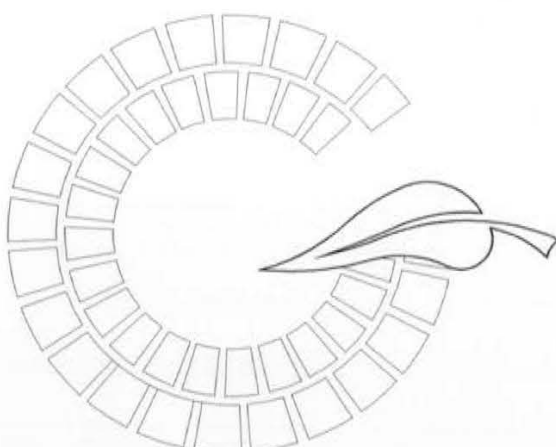
1665 EAST BOOT ROAD WESTCHESTER PA
EAST GOSHEN TOWNSHIP
ZONE: I-2
LOT SIZE: 34,800 SQ. FT.
MAX IMPERVIOUS: 50 PERCENT / 17,400 SQ. FT.
MAX BUILDING AREA: 20 PERCENT / 6,960 SQ. FT.

	EXISTING	REMOVAL	PROPOSED	PROPOSED TOTAL
HOUSE:	4,181 SF	---	---	4,181 SF
DRIVEWAY:	4,469 SF	---	---	4,469 SF
GARAGE:	733 SF	---	---	733 SF
POOL HOUSE:	300 SF	---	345 SF	645 SF
PATIOS / PORCHES:	2,699 SF	295 SF	108 SF	2,512 SF
WALKWAY / WALLS:	642 SF	---	---	642 SF
POOL:	---	---	---	---
TOTAL:	13,024 SF	295 SF	453 SF	13,182 SF

GENERAL NOTES

1. GASPER LANDSCAPE HAS IMPOSED THE PROPOSED POOL HOUSE STRUCTURE ONTO THE EXISTING CONDITIONS PLAN DRAWN BY VASTARDIS CONSULTING ENGINEERS, LLC DATED 10/30/17

N/L
GEORGE H. & LYNNE T. SCHNYDER
DEED REF. 5289-447
UPI #53-4-89.3H



Gasper Landscapes

316 Tanyard Road
Richboro, PA. 18954
215 396 2880
www.gasper.net

PROJECT ADDRESS:

1665 EAST BOOT ROAD

CLIENT NAME:

ELLIOTT, TERRI & ERIC

DWG. NAME:

VARIANCE PLAN

DRAWN BY:

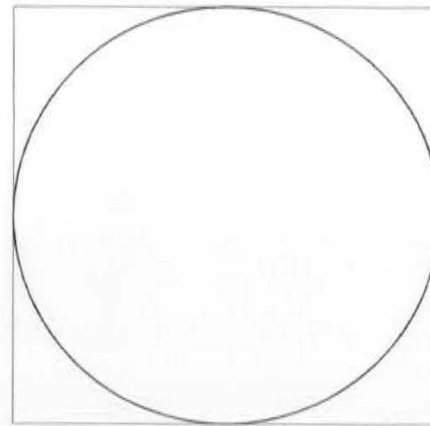
J. GLEASON
GASPER LANDSCAPE

SCALE:

1" = 10'

DATE:

11/29/2017



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: 12/26/2017
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: New Openspace Development Regulations

Dear Commissioners,

The Township Staff is seeking your consideration and input on the development of new Zoning Ordinance (ZO) amendment targeting large undeveloped or under developed residential properties. Please review the information below and the proposed discussion points for your meeting on 1/3/2018.

Our current Single Family Openspace Development (SFOD) regulation (§240-36) provides an openspace preservation development option for properties zoned R-2 and R-4, for clustering of single family homes however it does not consider semi-detached (Carriage Homes or Twins) or a multi-family (townhouses) options. The SFOD requires a tract size of at least 8 acres, 55% of which must be set aside for openspace.

The primary motivation of this endeavor is to consider additional residential development options for the larger parcels in the Township which have significant natural and cultural resources. A Carriage Home or Townhouse Openspace development could facilitate the preservation of Historic Resources and the natural areas that exist on the larger residential properties within the Township.

There are 26 properties greater than 8 acres in East Goshen. Subtracting those within the BP and I districts and those which are deed restricted from further development leaves us with 16 properties greater than 8 acres.

There could be other opportunities if lots were combined but this is a starting point. The lot sizes range from 8.0 acres to 87.28 acres. I used 8 acres as a starting point because that's the lot size requirement for SFOD's today.

The Comp Plan, Openspace Plan and the Paoli Pike Corridor Master Plan support the concept of having a diverse range of housing options that preserve openspace and historic resources as well as promote pedestrian and bicycle connections.

At this point staff is looking to the PC to spark the conversation and determine our next steps.

Discussion Points:

1. Does this endeavor make sense to pursue?
2. If we move forward, does the basic methodology make sense to the Commission?
3. What is the general opinion on density for a carriage house / multifamily openspace community?
4. What is the general opinion on how much openspace should be required for the additional density?
5. What is the opinion of the PC on the requirement to adaptively re-use historical structures for this use?

*Township of East Goshen, PA
Thursday, December 28, 2017*

Chapter 240. Zoning

Article V. Supplemental Regulations

§ 240-36. Single-family open space development.

A. Specific intent.

- (1) The intent of this section is to provide regulations for developing a property in such a manner as to ensure that the environmentally sensitive areas are preserved and that there is a large amount of open space to meet the needs of the residents.
- (2) The following regulations shall apply in any district where a single-family open space development is permitted.

B. Minimum tract area.

- (1) The tract of land shall be in single ownership or filed jointly by the owners and contain a minimum of eight acres.
- (2) Each lot that is used as a single-family detached dwelling site shall be served by a centralized water supply system and a centralized sewage disposal system.
- (3) At least 55% of the original tract shall be set aside for open space.
- (4) The applicant shall be permitted to construct one single-family detached dwelling unit for each acre of the tract.
[Amended 3-18-2003 by Ord. No. 129-D-03]

C. Area and bulk regulations.

- (1) Building separation. Each single-family detached dwelling shall be separated from any other single-family detached dwelling by a minimum of 30 feet.
- (2) All buildings shall be located at least one foot from any lot lines. An easement for maintenance purposes may be required.
- (3) There is no minimum lot size in this district.
- (4) All buildings shall be located at least 50 feet from the tract boundary. Cartway width shall be 18 feet with rolled curb and 22 feet with upright curb and with a right-of-way of 40 feet.
- (5) All buildings shall be located at least 25 feet from the edge of the cartway.
- (6) There shall be a minimum of three off-street parking spaces for each unit. Each parking space shall be designed so that the motor vehicle may proceed to and from the parking space provided for it without requiring any other vehicle to be moved.

D. Accessory uses.

- (1) The following accessory uses shall be permitted in a single-family open space development:
 - (a) Antennas.
 - (b) Satellite dishes. Satellite dishes shall be limited to a twenty-four-inch maximum diameter.
 - (c) Home occupations.
 - (d) Fences.
 - (e) Private greenhouses. Private greenhouses must be attached to the dwelling unit.
 - (f) Tennis courts. Tennis courts shall be a minimum of 25 feet from any lot line.
 - (g) Swimming pools.
 - (h) Solar energy systems. Solar energy systems must be attached to the dwelling unit.
 - (i) Keeping of animals or fowl.
 - (j) Home-related business.
- (2) The following accessory uses shall not be permitted in a single-family open space development:
 - (a) Storage sheds.
 - (b) Detached garages.
 - (c) Recreational vehicles.
 - (d) ~~Windmills.~~
 - [1] *Editor's Note: Former Subsection D(2)(d), Horse barns, was repealed 3-18-2003 by Ord. No. 129-D-03. This ordinance also provided for the redesignation of former Subsection D(2)(e) as Subsection D(2)(d).*

E. Open space regulations.

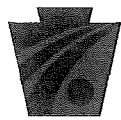
- (1) Use and maintenance. All land held for open space shall be so designated on the plans. The plans shall contain the following statement: "Open space land may not be separately sold, nor shall such land be further developed or subdivided." The subdivision or land development plans shall further designate the use of open space, the type of maintenance to be provided and a planting plan or schedule. In designating use and maintenance, the following classes should be used:
 - (a) Lawn. A grass area with or without trees which may be used by the residents for a variety of purposes and which shall be mowed regularly to ensure a neat and tidy appearance.
 - (b) Natural area. An area of natural vegetation undisturbed during construction, or replanted. Such areas may contain pathways. Meadows shall be maintained as such and not left to become weed-infested. Maintenance may be minimal but shall prevent the proliferation of weeds and undesirable plants. Trash and construction debris shall be removed, and streams shall be kept in free-flowing condition.
 - (c) Recreation area. An area designated for a specific recreation use, including but not limited to tennis, swimming, shuffleboard, playfield and tot lot. Such areas shall be maintained so as to avoid creating a hazard or nuisance and shall perpetuate the proposed use.
 - (d) Planting area. An area created for purposes of hedgerow replacement, buffer planting

area and/or plant screening.

- (2) Ownership of open space. All required common open spaces shall be protected by a conservation easement in perpetuity, with the Board of Supervisors, at a minimum, provided with the authority to enforce such easement. Ownership for the open space area shall be by any of the following procedures, provided that the legal mechanisms for such proper ownership and maintenance are acceptable to the Board of Supervisors, based upon review by the Township Solicitor:
 - (a) Ownership by the Township. The Board of Supervisors may, at its option, now or in the future, voluntarily accept the dedication of all or part of the common open space.
 - (b) Ownership by a nature organization. The sale, lease or other disposition of open space to an established lawfully incorporated nonprofit nature conservation organization acceptable to the Board of Supervisors or to a homeowner's association to be incorporated in a form acceptable to the Board of Supervisors. Such organization shall be chartered under the laws of Pennsylvania to administer and shall maintain the land and facilities subject to an acceptable deed restriction or conservation easement in perpetuity. The eventual disposition of said open space shall be limited to the purposes stated in the article of incorporation.
 - (c) Ownership by individuals. The inclusion of the open space in the deed description of the individual purchasers or subdivision, subject to an acceptable deed restriction or conservation easement in perpetuity limiting the eventual disposition of said open space for the purposes outlined in the plan submitted to the Township Supervisors.
 - [1] Such private ownership shall only be permitted if the applicant proves that it is the most reasonable and responsible method of ensuring protection, ownership, maintenance and funding of the common open space.
 - [2] Access rights shall be guaranteed for all residents within the development.
 - (d) Other methods. Such other method that the applicant proves to the full satisfaction of the Board of Supervisors will ensure proper protection, ownership, maintenance and funding of the common open space.
- (3) Planting and recreation facilities within open space areas. The developer shall provide designated planting and areas suitable for active or passive recreation within open space areas. A performance bond or other securities shall be required to cover the cost of installation in accordance with the provisions of Chapter 205, Subdivision and Land Development. The use of species of vegetation that are native to the area is encouraged.
- (4) Determination of open space areas. The applicant shall prove that the following resources and conditions, as applicable, were carefully and appropriately considered in determining which areas are to be set aside as common open space:
 - (a) Flood-prone areas, wetlands, watercourses, ponds and creek valleys.
 - (b) Concentrations of slopes of 15% or steeper.
 - (c) Woodlands and forested areas.
 - (d) Areas proposed as greenways or recreation areas, or other applicable recommendations in the Township Comprehensive Plan and/or open space, recreation and environmental resources plan.
 - (e) Historic buildings and sites.
 - (f) Land within 100 feet of the perimeter of the tract.

- (g) Lands highly suitable for recreational purposes.
 - (h) Scenic areas and vistas and other highly visible views.
 - (i) How the common open space will relate to the objectives of a single-family open space development.
- (5) Open space design standards.
- (a) No individual area of the minimum common open space shall be less than one acre. No area of the minimum common open space shall have a width less than 50 feet, except for points of access.
 - (b) If the Board of Supervisors determines that an area is needed for active recreation, then a suitable area shall be provided.
 - (c) The common open space shall be made up of the minimum number of parcels possible to avoid fragmentation of open space within the tract.
 - (d) The applicant shall show that the common open space will be conveniently accessible to the residents of homes intended to be served by it.
 - (e) Common open spaces shall be coordinated with other nearby existing, proposed or potential common open spaces or parks, either through being contiguous or through safe pedestrian connections. Where a single-family open space development will abut an undeveloped tract and/or a future development phase, the proposed common open space shall be located in consideration of the potential to eventually link together open space on the two tracts or phases.
 - (f) The proposed common open spaces shall be accurately and clearly delineated on the layout plan. The intended class of each area of open space shall be stated, which should follow the categories listed in Subsection F(1) of this section.
 - (g) Common open space areas that are not already wooded and are not approved as lawn, natural areas or recreation areas shall be attractively and extensively landscaped, according to a plan approved by the Board of Supervisors.
 - (h) Common open space shall have appropriate access for needed maintenance.
- F. Open space plan development. The plans shall be prepared by a design team, including a registered professional engineer and a registered landscape architect. The applicant shall submit plans meeting the following requirements:
- (1) Base plan. The following information shall be presented:
 - (a) Tract boundaries.
 - (b) One-hundred-year floodplain and wetland boundaries, existing watercourses, streams and ponds.
 - (c) Significant historical, farmland, natural or man-made features.
 - (d) Slopes of 15% to 25%, and greater than 25%.
 - (e) Tree masses and specimen trees.
 - (f) Contour lines at a vertical interval of not more than two feet.
 - (g) Location of any proposed stormwater basins or sewage facilities.

- (2) The Township Planning Commission, the Conservancy Board, the Park and Recreation Board and the Historical Commission (if applicable) shall be given the opportunity to inspect the property with the applicant and the design team, in order to determine which areas of the property or which views should be preserved.
- (3) These areas or views to be preserved, along with the recommended use of each of these areas, shall be marked on the plan. The preliminary location of all principal buildings shall be shown on the plans.
- (4) A recommendation on the plan shall be provided by the Planning Commission to the Board of Supervisors, together with supporting documentation.
- (5) The Board of Supervisors shall review and approve, conditionally approve with modifications or reject the application.
- (6) After the initial plan is approved by the Board of Supervisors, the design team shall submit a more detailed plan showing proposed locations for dwellings, streets, driveways, trails, lot lines and other development improvements, together with sizes and locations of stormwater basins and utilities. After the Planning Commission has provided a recommendation on this plan and the Board of Supervisors has granted conditional use approval, with any conditions, then the applicant shall be authorized to submit engineered preliminary and final plans under Chapter 205, Subdivision and Land Development.
- (7) At the option of the Board of Supervisors, the applicant may be allowed to submit preliminary subdivision plans during an overlapping time period with the conditional use approval process.



pennsylvania
DEPARTMENT OF TRANSPORTATION
ADOPT-A-HIGHWAY PROGRAM

RECEIVED

DEC 11 2017

December 7, 2017

George Martynick
East Goshen Planning Commission
1580 Paoli Pike
West Chester, PA 19380

Dear George Martynick,

Upon reviewing our records, we have found East Goshen Planning Commission has not participated in a litter pickup recently. We do request at least two (2) litter pickups per calendar year to continue recognition signing. Most groups participate during the Great PA Cleanup scheduled from March 1st through May 31st annually, then again in late summer or early fall.

If our records are incorrect or if your group is no longer interested in participating in the Adopt-A-highway program, please contact me at robywhite@pa.gov or 484-340-3201 .

If no response is received within 30 days of this notification, it will be assumed your group is no longer interested in participating in the program. Your adopted section of roadway will then be made available to others.

We do encourage East Goshen Planning Commission ongoing participation to help make Chester County litter free and to show pride in your community.

Sincerely,

A handwritten signature in black ink, appearing to be 'Robyn White', written over a horizontal line.

Robyn White
Adopt-A-Highway
County Coordinator, Chester County



December 27, 2017

Mark Gordon
East Goshen Planning Commission, #06200102
1580 Paoli Pike
West Chester, PA 19380

RE: Adopt-A-Highway Participation: 2017

Dear Mark Gordon,

On behalf of the Pennsylvania Department of Transportation, I would like to express our sincere appreciation to East Goshen Planning Commission for your long-standing participation in the Adopt-A-Highway Program. Realizing the time constraints facing us all, PennDOT thanks you for your on-going commitment to the Adopt-A-Highway program. Volunteer groups such as yours are vital to the success of the Adopt-A-Highway program, without you the program simply would not exist.

We have recently implemented improvements to our program. Specifically, a new website has been developed to provide our volunteer groups on-line access to the AAH website, which can be found here: <https://adoptahighway.penndot.gov/>.

The new website will enable groups to:

1. Apply online (coming Spring 2018!),
2. Request supplies for an event, and
3. Notify PennDOT after the event has concluded that the bags are ready for pick-up.

We believe these improvements will make volunteer participation easier, however, those without a computer or cell phone will be unaffected and may continue to participate as they always have.

Again, thank you for your time and effort to help keep Pennsylvania beautiful! We look forward to partnering with you many years into the future. Should you have questions about these new features or the AAH program in general, please contact me at robywhite@pa.gov or 484-340-3201.

Sincerely,

Robyn White
Adopt-A-Highway
County Coordinator, Chester County

Mark Gordon

From: Mark Gordon <mgordon@eastgoshen.org>
Sent: Wednesday, December 27, 2017 2:13 PM
To: 'White, Robyn'
Subject: RE: East Goshen Township Planning Commission

Thank you! We will report back in the spring after our "Keep East Goshen Beautiful Day" on April 21.
Happy New Year!

Mark A. Gordon, CFM
Director of Code Enforcement / Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
O: 610-692-7171
F: 610-692-8950
mgordon@eastgoshen.org
www.eastgoshen.org

From: White, Robyn [<mailto:robywhite@pa.gov>]
Sent: Wednesday, December 27, 2017 2:11 PM
To: Mark Gordon
Subject: RE: East Goshen Township Planning Commission

The group is in the clear.

The part of E. Strasburg that is in West Goshen Twp. is not the groups responsibility unless the group would like to include it since that portion is available.

Thanks,

Robyn White | Clerk Typist 2
PA Department of Transportation
Chester County 6-2
711 Ryan Boulevard | Coatesville, PA 19320
Phone: 484-340-3201 | Fax 484-340-3206

From: Mark Gordon [<mailto:mgordon@eastgoshen.org>]
Sent: Wednesday, December 27, 2017 2:04 PM
To: White, Robyn <robywhite@pa.gov>
Subject: RE: East Goshen Township Planning Commission

Robyn,
Thanks for the quick response! So, are we out of the dog house now?
Just to clarify, E. Strasburg Rd., in East Goshen Township, begins at Ellis Ln. and continues to Dutton Mill Road. Is the portion of E. Strasburg Rd., in West Goshen Twp. still the EGT Planning Commission's responsibility?
Thank you,

-Mark

Mark A. Gordon, CFM

Director of Code Enforcement / Zoning Officer

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

O: 610-692-7171

F: 610-692-8950

mgordon@eastgoshen.org

www.eastgoshen.org

From: White, Robyn [<mailto:robywhite@pa.gov>]

Sent: Wednesday, December 27, 2017 12:30 PM

To: Mark Gordon

Subject: RE: East Goshen Township Planning Commission

Hi Mark,

Attached is a letter with the link and your agreement number you will need for clean ups. I updated the groups contact info and the entire stretch of E. Strasburg Rd within East Goshen Township (starting at West Chester Pike ending at Dutton Mill Rd) is the assigned roadway.

I look forward with working with you in the New Year.

Thanks,

Robyn White | Clerk Typist 2

PA Department of Transportation

Chester County 6-2

711 Ryan Boulevard | Coatesville, PA 19320

Phone: 484-340-3201 | Fax 484-340-3206

From: Mark Gordon [<mailto:mgordon@eastgoshen.org>]

Sent: Wednesday, December 27, 2017 11:10 AM

To: White, Robyn <robywhite@pa.gov>

Subject: East Goshen Township Planning Commission

Hi Robyn,

I received your letter on behalf of the Township Planning Commission. Our former Chairman took care of notifications to PennDOT about the Planning Commissions' scheduled clean-ups along E. Strasburg Road. I'll be taking over that responsibility moving forward. The Commission did do a Clean-up in April of 2017.

Just to clarify, could you please provide the following:

- What is the reporting requirement and procedure for Adopt a Highway clean-ups?
- Please clarify the limits of our assigned Adopt a Highway roadway along E. Strasburg Road. (As I understand it, the Planning Commission has the entire stretch of E. Strasburg Rd. within East Goshen Township.)

Thank you for the assistance.

-Mark

Mark A. Gordon, CFM

Director of Code Enforcement / Zoning Officer

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

O: 610-692-7171

F: 610-692-8950

mgordon@eastgoshen.org

www.eastgoshen.org

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

FYI

November 30, 2017

Dear Property Owner:

The purpose of this letter is to inform you that the West Chester Area School District (WCASD) has submitted a Land Development application to the Township for review and approval for their property at 800 N. Chester Rd, the East Goshen Elementary School. The WCASD proposes to renovate the entire school to include building a new two story section to a portion of the building, building an addition on to the rear of the school, and installing a fire protection sprinkler system for the entire school. The application and plans are available for review at the Township building.

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

December 6, 2017 - Planning Commission (7:00 PM)

December 13, 2017 - Conservancy Board (7:00 PM)

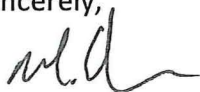
January 3, 2018 - Planning Commission (7:00 PM)

January 16, 2018 - Board of Supervisors (7:00 PM)

All meetings are held at the Township Building and are open to the public. The Land Development Application is available for review at the Township building during normal business hours, and on the Township website. If any person who wishes to attend the meetings has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate, 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

CC: All Authorities, Boards and Commissions

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

FYI

December 12, 2017

Dear Property Owner:

The purpose of this letter is to inform you that the owners of 1665 E. Boot Rd., West Chester, PA 19380, have submitted a Zoning Hearing Board application to the Township seeking relief from the Township Zoning ordinance requirements. The property owners, Terri and Eric Elliot, are seeking relief to expand a non-conforming pool house on their property. The existing pool house is set back 12', 2 ½" from the side property line. The Side Yard setback in this zoning district is 15'. The Elliot's propose to build a 345 square foot addition to the existing non-conforming pool house structure, which will have a side yard setback of 12', 3".

Pursuant to §240-40 B(3)(a), Non-conforming structures may be enlarged if the Township Zoning Hearing Board grants a variance. The applicant needs to be granted a variance from §240-30.1 C.(2)(a)[3] of the Township Zoning Ordinance for the proposed encroachment into the side yard setback, in order to move forward with the proposed project.

Pursuant to Township policy, a notice is sent to all property owners within 1000' of a property where zoning relief is being requested.

The meeting dates for this matter are listed below and subject to change without further written notice:

January 3, 2018 – Planning Commission (7:00 PM)

January 16, 2018 – Board of Supervisors (7:00 PM)

January 25, 2018 – Zoning Hearing Board (7:30 PM) (Zoning 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.

Please give me a call if you have any questions regarding this application.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: Township Municipal Authority, Boards and Commissions