

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
January 10, 2018
7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. APPROVAL OF MINUTES

December 13, 2017

3. NEW BUSINESS
 - a. Discuss "Keep East Goshen Beautiful Day
 - b. Spring Planting – Ideas, Date, Locations
4. ZONING HEARING BOARD NOTICE
 - c. **1665 East Boot Road**
 - d. **Malvern Institute**
5. OLD BUSINESS
6. CHAIRMAN'S REPORT
7. VARIANCES
8. BOARD MEMBER CONCERNS
9. LIAISON REPORTS
10. CORRESPONDENCE
11. DATES OF IMPORTANCE

Jan 11, 2018	Park & Recreation Commission	07:00pm
Jan 15, 2018	Office Closed – MLK	-----
Jan 16, 2018	Pension Committee	10:00am
Jan 16, 2018	Board of Supervisors	07:00pm
Jan 22, 2018	Futurist Committee	07:00pm
Jan 25, 2018	Zoning Hearing Board	07:30pm
Feb 01, 2018	Park & Recreation Commission	07:00pm
Feb 06, 2018	Board of Supervisors	07:00pm
Feb 07, 2018	Planning Commission	07:00pm
Feb 12, 2018	Municipal Authority	07:00pm
Feb 14, 2018	Conservancy Board	07:00pm
12. PUBLIC COMMENT
13. ADJOURNMENT

Draft
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
DECEMBER 13, 2017

The East Goshen Township Conservancy Board held a regularly scheduled meeting on Wednesday, December 13, 2017 at 7:00 p.m. at the Township Building. In attendance were: Chairman Sandy Snyder, Erich Meyer, Walter Wujcik, John Scheidt, Patti Brown, Andy Tyler and Scott Sanders. Others in attendance: 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 November 8, 2017 meeting were approved.

Subdivision/Land Development Review

West Chester Area School District (LD) - Mark Gordon explained the School District's request for renovation and addition to the East Goshen Elementary school. The biggest item is a 2-story building. Mark Gordon introduced Mark Groves, WCASD Capital Program Manager and George Hartman of Bohler Engineering. Mark Groves mentioned that the last renovation was done in 1994, which included a new wing with a gym and classrooms. The current renovation is needed due to the full day kindergarten program started this year and growth in the area. They will demo the front part of the building and replace it with a 2-story building. Work will start the summer of 2018 and will take 2 years. He showed a rendering of the proposed 2-story building. The School District will rent space at the Friends School for the kindergarten classes. There will be an elevator in the new 2-story building. George Hartman explained that the existing modular area will be removed. He described the proposed plantings. Evergreens will screen along the property line with the historic property. The staging area during construction will be on the soccer field. They will use a timber mat and will restore the soccer field when done.

Scott moved to approve the WCASD plan for renovation of East Goshen Elementary School. Walter seconded the motion. The motion passed unanimously.

Old Business

Serpentine Rock - Sandy sent the CB's notes to Jason who sent it back with Park & Rec comments. It outlined a maintenance plan and did not want a fence around the area. They suggested an educational sign similar to the one at the Butterfly Garden. Sandy feels their comments about maintaining with a third party to come every 2 weeks is costly and not necessary. Erich feels if the burn is done properly, it won't be necessary to use a third party. Sometimes it takes 3 years until another burn is needed. The CB will take the lead on this project. Sandy will send a letter to the BOS and Park & Rec.

Pond Study - Sandy spoke about the Pond Study results. Mike mentioned that the BOS wants the CB to review the study and set up a plan to maintain the ponds. His main interest

1 for the CB is the ponds. The process of maintaining them with buffers and meadows must
2 be part of the process if there is dredging to be done.

3 Fall Planting - Sandy thanked everyone who helped with the planting. She thanked Erich
4 for working with Sam Brown Nursery to get the trees and thanked his neighbor for all the
5 help she gave.

6
7 **New Business**

8 2018 Officers – Walter nominated Erich for Chairman. Erich declined. Erich nominated
9 Andy who also declined. Erich reconsidered and accepted the Chairman position. John
10 seconded Walter's nomination. The motion passed unanimously.

11 Andy nominated Walter for Vice Chairman. John seconded the nomination. The motion
12 passed unanimously.

13 Annual ABC Meeting will be held on Saturday, January 6, 2018 at 8:00 am. Sandy will
14 present the CB report. Sandy mentioned that in the past the BOS sent out proposed goals
15 before the ABC meeting. Mark suggested that she email her report to Susan D'Amore.

16 Website – Sandy will ask Jon Altshul if the CB Newsletter articles can be put on the
17 Township Website under the CB tab.

18 Keep East Goshen Beautiful Day – Sandy reminded everyone that a date has to be selected
19 as soon as possible so letters and flyers can be distributed.

20
21 **Liaison Reports**

22 Municipal Authority – Walter reported that West Goshen is starting their
23 construction/improvements. Mike mentioned that East Bradford is selling their system to
24 Aqua

25
26 **Adjournment**

27 There being no further business, Scott moved to adjourn the meeting. Walter seconded the
28 motion. The meeting was adjourned at 8:30 p.m. The next meeting will be January 10, 2018
29 at 7:00 pm.

30
31 Respectfully submitted,

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33
34
35 Ruth Kiefer
36 Recording Secretary

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

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 provide you with an update on the Malvern Institute Zoning Hearing Board application. The Malvern Institute (the Applicant) has granted the Township an extension until February 28, 2018 in order to conduct a Zoning Hearing for their Special Exception and Zoning Variance application.

As you know, the Applicant has requested a Special Exception and Zoning Variances to expand the non-conforming Treatment Center use. The Applicant has modified their plans and now proposes to construct a single story addition to accommodate their requested expansion rather than adding a second story to the existing building. The applicant also proposes to construct a loft in the existing barn, convert the existing smoking area in the rear of the facility to a greenhouse, construct a new smoking pavilion, and add parking on the property. As a result of these plan modifications the Township requested an extension for the application review period and the Applicant has provided one through February 28, 2018.

Pursuant to Township policy, all Township properties within 1,000 feet of the property in question are notified of Zoning Hearing Board applications.

THE REVISED SCHEDULE FOR THE REVIEW OF THIS APPLICATION IS:

1. **Wednesday, January 17, 2018 (7:00 PM) - Planning Commission meeting**
2. **Tuesday, January 23, 2018 (7:00 PM) - Board of Supervisors**
3. **Tuesday, February 6, 2018 (7:00 PM) - Board of Supervisors (If Needed)**
4. **Tuesday, February 13, 2017 (7:30 PM) - Zoning Hearing Board (Zoning 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)
Mark Thompson, Esq. (VIA EMAIL ONLY)
John Nagel, Manager, East Whiteland Township (VIA EMAIL ONLY)
David Burman, Manager, Willistown Township (VIA EMAIL ONLY)