

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, June 6, 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. **Workshop meeting – June 20, 2018 Paoli Pike Corridor Overlay Project**
- D. Public Comment on Non-Agenda Items
- E. **Approval of Minutes**
 - 1. **May 2, 2018**
- F. Subdivision and Land Development Applications
 - 1. 1506 Meadowbrook Dr. (SD/LD)
- G. Conditional Uses and Variances
- H. **Ordinance Amendments**
 - 1. **Keeping of Fowl / Domesticated Chickens**
 - 2. **Open Space Development Ordinance Amendment (Discussion)**
- I. Old Business
- J. 2018 Goals
- K. **Any Other Matter**
 - 1. **E. Strasburg Rd. Adopt a Highway Clean-up Status**
- L. Liaison Reports
- M. **Correspondence**

Bold Items indicate new information to review or discuss.

**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
1506 Meadowbrook Drive	SD/LD	P/F	2/26/2018	4/4/2018	2/27/2018	3/1/2018	3/1/2018	1	7/11/2018	7/17/2018	NA	8/4/2018	

Bold = New Application or PC action required

Completed in 2018

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	APPD
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	APPD

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
May 2, 2018

The East Goshen Township Planning Commission held a regular meeting on Wednesday, May 2, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Jim McRee, Dan Daley, Ernest Harkness, Monica Close and Silvia Shin. Also present was Mark Gordon, (Township Zoning Officer) and Janet Emanuel, (Township Supervisor).

COMMON ACRONYMS:

<i>BOS – Board of Supervisors</i>	<i>CPTF – Comprehensive Plan Task Force</i>
<i>BC – Brandywine Conservancy</i>	<i>CVS – Community Visioning Session</i>
<i>CB – Conservancy Board</i>	<i>SWM – Storm Water Management</i>
<i>CCPC – Chester Co Planning Commission</i>	<i>ZHB – Zoning Hearing Board</i>

A. FORMAL MEETING – 7:00 pm

1. Brad 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. Brad asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Brad noted that the Planning Commission will have a workshop meeting on Wednesday May 23, 2018 which will be the kick off meeting for the Paoli Pike Corridor Overlay project.
4. Brad noted that the minutes of the April 4, 2018 meeting were approved as amended.

B. SUBDIVISION & LAND DEVELOPMENT APPLIATIONS

1. 1506 Meadowbrook Dr. (SD/LD) - Mark commented that the applicant, Steve Legenstein, gave the Township a 60 day extension. Salmon Guy of Guy Engineering reviewed the application for a 3 lot S/D with 1 new single family home on a private driveway. He met with the Township Engineer to review his comments and make suggested changes to the plan. He pointed out that the landowners who use the private driveway have an agreement for maintenance. There is no public water but there is public sewer. The Zoning Hearing Board granted several variances they requested and had several conditions. He spoke about the storm water management systems on both lots.

Dan pointed out that the review letter mentioned buffer plantings and height of trees.

Mr. Guy acknowledged that the height requirement is 8 feet. They are proposing to install a buffer of trees and shrubs on the rear property line of the new lot.

Mark reviewed the letter from the Conservancy Board with their conditions.

Dan suggested that they review the buffer plan and add another row to stagger the plantings and to provide a complete buffer. Dan reviewed the size of the SWM system. Mr. Guy commented that there will be a maintenance agreement for the sewer easement too. Mr. Legenstein mentioned that this agreement is done. Mark requested copies of the agreements so he can have the Township Solicitor review them.

Mark discussed the drip line of the existing Hemlock trees. The protection zone is 25 ft. out from the trunk of the tree. He doesn't see anything on the plan about this.

C. ORDINANCE AMENDMENTS

1. Keeping of Fowl – Mark explained that he received a request from resident Adam Varrenit, 32 Parry Circle, to have chickens on his property. The ordinance currently requires 2 or more acres for this and Mr. Varrenit's property is .41 acre. Mark provided copies of other townships' ordinances for the Planning Commission members to review.

Mr. Varrenit mentioned that he just moved here from West Goshen last year. He didn't realize that townships have different rules. He isn't asking for roosters because the sound level is too high. He is

looking for 4 chickens. He wants to teach his children about them. His yard is fenced in and backs up to the fire company's fair grounds. The standard coop has a tray to pull out. Cedar chips are used for the waste and are changed once a week. The coop will be fenced in too so the chickens can be outside but not roaming in his yard. He knows he will need a permit. Mark will have the Township Solicitor look into this. He gets about 5 calls per year about this. Based on the Solitor's review, he will draft a memo to the BOS for the PC to review next month.

D. LIAISON REPORTS

1. Board of Supervisors – Janet reported that at last night's meeting the BOS, based on recommendation from the Futurist Committee, approved hiring Finch as the consultant to handle the township branding (signs, letterhead, etc.) All of the BOS attended PSACs in Harrisburg. She felt it was very productive.

E. ANY OTHER MATTER

1. E. Strasburg Road Clean-up – Mark mentioned that sections 3 and 4 are done. Silvia and Adam will do section 2 and Brad, Monica and Jim will do section 1. Let Mark know when you are going to do this and he will get the supplies. He reminded the Commission members that they have to do a cleanup in the fall too.

2. RFP – Mark reported that he has had no response to the RFP for a consultant to assist with a residential open space development ordinance amendment. He sent it to the Chester Co Planning Commission for review and suggestions.

ADJOURNMENT

There being no further business, Ernest moved to adjourn the meeting. Monica seconded the motion. The meeting adjourned at 9:00 pm. The next regular meeting will be held on Wednesday, June 6, 2018 at 7:00 pm.

Respectfully submitted, _____
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: 5/10/2016
To: Planning Commission
From: Mark Gordon, Township Zoning Officer
Re: Keeping of Fowl Ordinance

Dear Commissioners,

As requested I have done a little more research for you regarding the number and size of residential lots in the Township. I would add that I get about 5 or 6 inquiries a year about the township regulations on chickens.

I spoke with the solicitor about this and she does not believe the Township has any additional legal exposure if the decision was to leave the ordinance as it is or if the PC were to recommend an amendment to the allowing this accessory use on lots less than 2 acres. This a policy and legislative decision for the Board of Supervisors to determine what is best for East Goshen. If a neighboring municipality allows chickens on 18,000 s.f. lots that is their right and it DOES NOT present any legal exposure or impact on how East Goshen Township decides to zone for that use.

Number of Lots:

Lots > or = to 25,000 s.f. but less than 1 ac.= 2646

Lots < 1 ac: 4087

1 acre lots: 700

Lots > 1 acre and < 2 acres: 530

2 acre lots: 37

Lots > 2 acres: 365

Lots 2 acres or greater: 402

**this data represents all lots in the township*

Option 1: Amend the ordinance to allow "Domesticated Chickens" on residential single family lots 1 ac or larger.

700+530=1230

As you can see this amendment would increase the number of properties where this use is permitted by 1230 properties. Currently chickens may be kept on approximately 400 properties.

This ordinance amendment would triple the number of properties where chickens could be kept.

Option 2: Amend the ordinance to allow "Domesticated Chickens" on residential single family lots that are 20,000 s,f, or larger.

$2646+365+530= 3541$

As you can see this amendment would increase the number of properties where this use is permitted by 3541 properties. Currently chickens may be kept on approximately 400 properties. This ordinance amendment would increase the number of properties where chickens could be kept by approximately 9 times.

I've drafted an amendment to reflect option 2. See the draft amendment enclosed.

§ 240-32 A. 1. **Domesticated chickens. (DRAFT ORDINANCE)**

- A. Purpose. The purpose of this section is to provide standards for the keeping of domesticated chickens. It is intended to enable residents of single-family dwellings to keep a small number of female chickens on a noncommercial basis while limiting the potential adverse impacts on the surrounding properties.
- B. Standards for keeping domesticated chickens.
- (1) Domesticated female chickens shall be allowed on lots with single-family dwellings that have a minimum lot size of 20,00 square feet.
 - a. A maximum of five (5) chickens may be kept on a lot that has a lot area of less than 1 acre.
 - b. A maximum of ten (10) chickens may be kept on a lot that has a lot area less than 2 acres.
 - c. A maximum of twenty (20) chickens may be kept on a lot that has a lot area of 2 acres or greater, and ten additional chickens for each additional acre.
 - (2) Roosters are prohibited.
 - (3) All chickens must be maintained in a fully enclosed shelter which has a roof or overhead covering and which may only be located to the rear of the dwelling and shall be fenced. The enclosure must provide at least four square feet per chicken with an exterior run and six square feet per chicken without an exterior run. The shelter must be a minimum of 20 feet from any rear property line and a minimum of 15 feet from any side property line. The fence must be a minimum of four feet and a maximum of six feet in height.
 - (4) It shall be unlawful for the owner of chickens to allow the same to run at large upon any public land, including, but not limited to, sidewalks, streets, roads, alleys, parks, or upon another person's private property.
 - (5) All enclosures and structures must meet all applicable zoning requirements.
 - (6) All owners of chickens must maintain sanitary living conditions for the chickens so that the keeping of chickens does not become a public or private nuisance. Owners shall not allow feces from the chickens to accumulate on the owner's land such that it becomes a nuisance caused by odors. The feces must be regularly removed by double-bagging and placing the bagged feces in the trash for collection.
 - (7) All chicken feed must be stored in closed containers.
- C. Permits. An owner wishing to keep chickens on his/her property must first obtain a zoning permit from the Zoning Officer for the use and the structures. A storm water permit shall also be required and shall follow the guidelines outlined for storage sheds. An applicant seeking to obtain a permit to maintain chickens must submit an application on forms provided by the Township and pay the applicable permit fee as determined by resolution of the Board of Supervisors. If the applicant resides within a homeowners' association, a letter from the homeowners' association approving the keeping of chickens must accompany the application.
- D. Denial, suspension or revocation of permit. The Township shall deny a permit if the applicant has not demonstrated compliance with all of the provisions of this section. A permit to keep domesticated chickens may be suspended or revoked by the Township where the Township finds that the keeping of the chickens creates a public nuisance or for any violation of, or failure to comply with, any of the provisions of this section or with the provisions of any other applicable ordinance or law.

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

May 9, 2018

Dear Resident or Property Owner:

As you may recall, the Township developed and adopted the Paoli Pike Corridor Master Plan in 2017. One recommendation of that Plan was to develop a zoning overlay district for the corridor. This overlay district will establish the ordinances and design standards needed to implement the goals of the Paoli Pike Corridor Master Plan. East Goshen Township would like to receive your input during the process of amending our zoning ordinances, development regulations, and design standards for future development and redevelopment along the Paoli Pike Corridor.

The Board of Supervisors has tasked the Township Planning Commission with developing the "Goshenville Overlay District" zoning ordinance and design standards. Thomas Comitta Associates Inc., a local professional municipal planning firm, has been hired by the Township to guide and direct this planning effort. Thomas Comitta Associates Inc. (TCA) has been working with the Township for a number of years on various planning initiatives.

You have received this letter because your property is located along Paoli Pike and is being considered for inclusion in the "Goshenville Overlay District." The planning work to develop the ordinances and design standards for the Goshenville Overlay District has been scheduled to begin on **May 23rd 2018 at 7 PM** at the Township building. The planning process is anticipated to take five months to complete. **The Planning Commission will hold public meetings on the following dates:**

May 23, 2018 at 7 PM (Kick Off Meeting)

June 20, 2018 at 7 PM

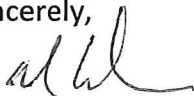
July 18, 2018 at 7 PM

August 15, 2018 at 7 PM

September 19, 2018 at 7 PM

All these meetings are open to the Public and public participation is encouraged. If you have any questions please call or email me at mgordon@eastgoshen.org. The Paoli Pike Corridor Master Plan is available for review at the Township Building and posted on the Township website; (www.eastgoshen.org). 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 the Township Building at (610) 692-7171, to discuss how those needs may be accommodated.

Sincerely,



Mark A. Gordon
Township Zoning Officer