

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

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. APPROVAL OF MINUTES
September 12, 2018
3. CHAIRMAN'S REPORT
4. OLD BUSINESS
5. SUB DIVISION REVIEW
6. NEW BUSINESS
7. **VARIANCES/CONDITIONAL USES**
 - a. **ESKE Development LLC, 1302 Wilson Drive**
8. BOARD MEMBER CONCERNS
9. LIAISON REPORTS
10. CORRESPONDENCE
11. DATES OF IMPORTANCE

Oct 11, 2018	Farmers Market	03:00pm
Oct 11, 2018	Historical Commission	07:00pm
Oct 15, 2018	Futurist Committee	07:00pm
Oct 16, 2018	Pension Committee	10:00am
Oct 16, 2018	Board of Supervisors	07:00pm
Oct 20, 2018	Pumpkin Fest	10:00am
Oct 25, 2018	Board of Supervisors	07:00pm
Oct 29, 2018	Marydell Pond Committee	07:00pm
Nov 01, 2018	Park and Rec Commission	07:00pm
Nov 07, 2018	Planning Commission	07:00pm
Nov 08, 2018	Historical Commission	07:00pm
Nov 12, 2018	Township Office Closed (Veterans Day)	-----
Nov 12, 2018	Municipal Authority	07:00pm
Nov 13, 2018	Board of Supervisors	07:00pm
Nov 14, 2018	Conservancy Board	07:00pm
12. PUBLIC COMMENT
13. ADJOURNMENT

Draft
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
September 12, 2018

The East Goshen Township Conservancy Board held a regularly scheduled meeting on Wednesday, September 12, 2018 at 7:00 p.m. at the Township Building. In attendance were: Chairman Erich Meyer, Andy Tyler, Sandy Snyder, Walter Wujcik and Scott Sanders.

Call to Order

Erich called the meeting to order at 7:05 p.m.

Pledge of Allegiance & Moment of Silence

Erich 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 July 11, 2018 meeting were approved.

Old Business

1. Marydell Pond - Erich mentioned that the Marydell Pond Committee will be meeting independently. Their next meeting is September 20, 2018 at 7:00 pm. Work on this project has been slow due to the huge amounts of rain.

New Business

1. Fall Planting - The Board members decided to work in Clymer's Woods. They need to tag the trees for removal, check for any tags in the understory and mulch. A date will be selected at the October meeting.

2. 2019 Budget - After discussion, Sandy moved to request the same budget as 2018 as follows:

Materials & Supplies	\$ 475.00
General Expense	\$ 500.00
Professional Services	\$1,000.00
Landscaping	<u>\$3,500.00</u>
Total	\$5,475.00

Walter seconded the motion. The motion passed unanimously.

Liason Reports

1. Municipal Authority - Walter reported that the Ridley Creek Plant was in compliance for July 2018. The MA did a study to change the chemicals they use. The Charter School had a problem, which was fixed.

Adjournment

There being no further business, Scott moved to adjourn the meeting. Walter seconded the motion. The meeting was adjourned at 7:55 p.m. The next meeting will be October 10, 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: 10/05/2018
To: Conservancy Board
From: Mark Gordon, Township Zoning Officer 
Re: Conditional Use Application / ESKE Development LLC / Child Daycare Center

Conservancy Board Members,

The Township has received a Conditional Use application for the vacant parcel at 1302 Wilson Drive. This parcel is located in the I-1 Light Industrial zoning district, has an area of 4 acres. The Use proposed is a Child Daycare Center, which is a permitted conditional use in the I-1 district. This applicant proposes to construct a 14,000 s.f. building with associated playground area, parking, and driveway to accommodate the use.

The site is constrained by Zone A Floodplain and a stream. Zone A is an approximated 100 year flood zone. The applicant has prepared a Flood Plain study and the results of the new calculated floodplain are provided on the plan. The proposed building will be constructed outside the new calculated Floodplain. FEMA will have to approve the work proposed in the flood zone during the Land Development process.

STAFF RECOMENDATION

The Township's engineer letter is enclosed for your review however most of the comments will get ironed out during the Land Development application. Traffic and Parking for the use are the prime concerns at this point. The Conservancy Board will be consulted again during the Land Development process to comment on the Landscaping plan as well as any replacement tree requirements.

Staff doesn't see any major concerns for the Conservancy at this time and has no objection to The CB making a favorable recommendation to the Planning Commission.

DRAFT MOTION

Mr. Chairman, I move that that the Conservancy Board support the Conditional Use application for a Child Daycare Center at 1302 Wilson Dr.



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

www.pennoni.com

September 28, 2018

EGOST 00127

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

**RE: ESKE Development, LLC, 1302 Wilson Avenue
Conditional Use**

Dear Mark:

As requested, we have reviewed the following information, regarding the referenced submission:

- *"Conditional Use Site Layout Plan for Ducklings Early Learning Center"* (one sheet) dated September 17, 2018, prepared by D.L. Howell;
- *"Applicant's Narrative"*; and
- Conditional Use Application.

The applicant, ESKE Development, LLC of West Chester, on behalf of the owner, S. Winig Associates of West Chester, is requesting conditional use approval for a child daycare center, per §240-19.C(26). The project site is UPI No. 53-3-1.2C (4.0 acres), located at 1302 Wilson Drive (T-552). If the conditional use is granted, the applicant would subsequently seek land development approval. The plan proposes a 14,000 SF footprint building, 3,000 SF enclosed play area, 35 parking spaces and access via Wilson Drive. The parcel is located within the I-1 Light Industrial District.

We offer the following comments:

1. An enclosed play area is proposed within the required side yard setback. Per §240-6, "yard" is defined as *"an open space...which restricts the locations of buildings and structures and which is required to be unoccupied and obstructed from the ground up..."*. However, per §240-23.D(10), a *"recreational...yard"* is an exception to this requirement. Further, a safe and fenced in outdoor play area is a requirement of §240-31.C(3)(i)[2]. We recommend the Zoning Officer review this further.
2. All applicable PaDEP permitting will be required for the proposed crossing of the existing watercourse, wetlands and floodplain. (§240-26.B(5)(a)[1]) All other improvements are located outside of the FEMA flood hazard zone and floodplain, with a finished floor elevation of the building and play area approximately 6 to 8 feet above the floodplain elevation.
3. A common access drive with the adjacent property to the southwest should be considered. (§240-27.B(2)(b))
4. The applicant should review the requirements of §240-27.C & §240-27.E regarding design controls for industrial park districts prior to any land development submission.

5. The Township should review the standards for conditional uses per §240-31.C(2).
6. We recommend a traffic study be submitted. If required by the Township, traffic studies shall be submitted with the conditional use application per §240-31.C(2)(f)[3]). The applicant should review the requirements of §240-31.C(2)(f) and §205-39 prior to submitting.
7. All 90-degree parking shall be 20 feet in depth, unless two feet of low landscaped area is provided. (§240-33.C(10)) The parking along the southeastern property boundary is only 18 feet in depth; it is unclear if the required landscaped area is being provided.
8. The existing parcel appears to be generally wooded. The applicant should review the requirements of §205-61 and §205-63 regarding trees prior to any land development submission.
9. A grading easement is proposed on the adjacent property to the southwest, it is unclear if this has been authorized by that owner.
10. It appears emergency access may be feasible via either UPI Nos. 53-3-2 or 53-3-1.20 and should be considered for this use, as there is only single access via a structure over a watercourse.
11. The proposed access at Wilson Drive does not appear to be aligned properly with the existing access across the street (UPI No. 53-3-1.6); this access should be designed to prevent vehicle conflicts and provide appropriate alignment for opposing vehicles.
12. The applicant should address bus service for the use, including ingress/egress, queuing and loading, as applicable; turning templates should be provided.
13. There does not appear to be any overflow parking available for special events or similar. Further, due to the single access and emergency vehicle needs, it may be appropriate to restrict parking along the access drive.

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

Sincerely,

PENNONI



Nathan M. Cline, PE
Township Engineer

cc: Rick Smith, Township Manager (via e-mail)
Mark Miller, Director of Public Works (via e-mail)
ESKE Developments, LLC, c/o Anthony Diver, The Tamora Group (via e-mail)
John A. Jaros, Esq., Riley Riper Hollin & Colagreco (via e-mail)
Joseph Russella, PE, D.L. Howell (via e-mail)
Kristin Camp, Esq., Buckley Brion (via e-mail)

