

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, January 2, 2019
Workshop Session 5:00 PM
Regular Meeting 7:00 PM**

Workshop Session: 5:00 PM

- A. Paoli Pike Corridor Development Yield Analysis**

Regular Meeting: 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**
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes**
 - 1. December 5, 2018**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. Old Business**
 - 1. Incubator Ordinance**
 - 2. Goshenville TND Overlay Discussion**
- J. 2019 Goals**
- K. Any Other Matter**
 - 1. 2019 Meeting Dates**
- L. Liaison Reports
- M. Correspondence

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

January 2, 2019 PC Meeting

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
No Current Applications													

Bold = New Application or PC action required

Completed in 2018

1302 Wilson Dr. / ESKE Development / Child Daycare	CU	Sk	9/4/2018	9/4/2018	9/4/2018, 9/17/2018	NA	9/25/2018	1	11/7/2018	12/3/2018	11/13/2018	12/3/2018	APPD
1506 Meadowbrook Ln	SD/LD	P/F	2/26/2018	4/4/2018	2/27/2018	3/1/2018	3/1/2018	2	8/1/2018	8/21/2018	NA	9/3/2018	APPD
1339 E. Strasburg Rd.	CU	Sk	7/16/2018	7/16/2018	NA	NA	7/25/2018		8/1/2018	9/4/2018	9/4/2018	9/14/2018	APPD
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
December 5, 2018

The East Goshen Township Planning Commission held a regular meeting on Wednesday, December 5, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Jim McRee, Monica Close, Dan Daley, Silvia Shin and Ernest Harkness. Also present was Mark Gordon, (Township Zoning Officer); David Shuey (Township Supervisor), Tom Kilburn (Futurist Committee), and Jon Altshul (Assistant Township Manager).

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, military, and President George H.W. Bush.
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 checked the log.
4. The minutes of the November 7, 2018 meeting were approved as corrected.

B. ORDINANCE AMENDMENTS

1. Domesticated Chickens - The Commission members reviewed the proposed amendment. David pointed out that the BOS decided to permit a maximum of 5 chickens to be kept on any single family residential lot that is 1 acre or larger. Sylvia commented that in Sections 7 & 9 “adopted” should be changed to “enacted”. Mark will check on this. Jim made a motion that the Planning Commission recommend that the Board of Supervisors approve the zoning ordinance amendment for Domesticated Chickens with the change in wording. Monica seconded. The motion passed with one opposing vote.

2. Temporary structures for the sale of Consumer Fireworks – Mark explained the changes the State made to the law for fireworks. It is legal to purchase, sell and use consumer fireworks in PA within certain parameters. This also includes temporary sales locations for consumer fireworks that you see on the side of the road. Staff has discussed this matter with the Township Solicitor. The draft ordinance outlines where temporary sales of consumer fireworks can take place; in the C-1 and C-4 districts along West Chester Pike with restrictions. After discussion, Jim moved that the Planning Commission recommend that the Board of Supervisors approve the zoning ordinance amendment permitting temporary structures for the sale of consumer fireworks with the following conditions:

- a. Section 1 e 2 - Incorporate conditions 1 thru 9 of the PA Act.
- b. The Fire Marshall shall review the ordinance.

Dan seconded the motion. The motion passed unanimously.

C. OLD BUSINESS

1. Incubator Business - Jon Altshul reviewed the request to amend the zoning ordinance to more explicitly provide for incubator uses. He spoke about uses that may not be compatible in the same location. The goal of the Comprehensive Plan is to encourage small, start up businesses. A few more incubators have opened in other townships. Shared work spaces is the new thing in our economy. Brad is enthusiastic and feels it may be getting more complicated than it needs to be. Once a space is an incubator, then the different spaces would need a U&O. Mark mentioned that the U&O also allows for a specific number of people per sq.ft. Dan is concerned about parking. Jon will provide a draft.

2. Goshenville TND Overlay - Brad reviewed the objectives listed in Mark's November 19, 2018 memo. Dan and Jim feel they are on target. Ernie feels there are a few things to look at but overall he thinks the TND is good. Monica doesn't feel there are incentives to use the TND. Need clarification about whether they are locked into using the TND or original ordinance, or can they go back and forth between them. Density and parking are concerns. Brad agrees about incentives. He mentioned shared parking – spaces for daytime offices would be used in the evening at a restaurant. Tom Kilburn commented that the Futurist Committee feels the trail will be the impetus for these changes. There are some underused properties there now that will have more value when the trail goes in. Does restaurants include microbrewery? This is a trend now. Dan suggested a subcommittee to go through the ordinance and TND and determine where problems may occur. Everyone agreed to do this. There will be a special meeting on January 2, 2019 at 5:00 pm before the regular meeting.

3. Residential Open Space Development – Mark reviewed the November 28, 2018 memo from Rick Smith giving Background, Area and Bulk Regulations, Building Design Standards, Open Space Standards and Process for this amendment to the R2 District. After some discussion David mentioned that the BOS has scheduled another public meeting for January 22, 2019.

D. LIAISON REPORT

Board of Supervisors – David acknowledged Monica’s years of service to the Planning Commission and mentioned that she is going to be a member of the new Sustainability Board. For the Public meeting about the residential open space, he feels they need to show a by-right plan and a plan under the proposed amendment.

F. ANY OTHER MATTER

Road Cleanup – The east side of Strasburg Road is done. It was decided that the PC members will meet on Sunday December 9th at 8 am at the Reservoir Rd. parking to finish the west side.

ADJOURNMENT

There being no further business, Ernie made a motion to adjourn the meeting. Sylvia seconded the motion. The meeting was adjourned at 10:00 pm. The next regular meeting will be held on Wednesday, January 2, 2019 at 7:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary

Memo

To: Planning Commission
From: Jon Altshul
Re: Consider incubator uses
Date: December 7, 2018

Following up on the discussion about incubator uses, attached please find a draft ordinance.

Recommended motion: Mr. Chairman, I move that we recommend the attached ordinance for adoption.

TOWNSHIP OF EAST GOSHEN
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE OF 1997, AS AMENDED, SECTION 240-6 TO ADD DEFINITIONS OF "BUSINESS INCUBATORS" AND "LIGHT INDUSTRY"; PROVIDE FOR BUSINESS INCUBATORS BY CONDITIONAL USE IN THE I-1 LIGHT INDUSTRIAL DISTRICT (SECTION 240-19), IN THE I-2 PLANNING BUSINESS, RESEARCH, LIMITED INDUSTRIAL USE DISTRICT (SECTION 240-20) AND IN THE BP BUSINESS PARK DISTRICT (SECTION 240-21); AND PROVISIONS IN SECTION 240-31.C.3 (CONDITIONAL USES) TO PROVIDE CLARIFICATION FOR CONDITIONAL USE APPLICATIONS FOR BUSINESS INCUBATORS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, that the East Goshen Township Zoning Ordinance of 1997, as amended, which is codified in Chapter 240 of the East Goshen Township Code, titled, "Zoning", shall be amended as follows:

SECTION 1. Section 240-6, titled, "Definitions", shall be amended to include the following definitions:

BUSINESS INCUBATORS—A building or portion thereof that offers shared or partially shared office, light industry and manufacturing and/or laboratory space, common facilities and shared support services to multiple entrepreneurial companies, the purpose of which is to nurture and develop start-up businesses into profitable enterprises.

LIGHT INDUSTRY—Manufacturing and production establishments with limited employment, small structures, limited traffic and all processes carried on within the building or buildings with no outside storage of materials, equipment or products.

SECTION 2. Section 240-19.C of the East Goshen Township Zoning Ordinance of 1997, as amended, shall be amended as follows:

(33) Business Incubator with uses that are permitted in this section by right or by conditional use and when specifically approved pursuant to §240-31.C.3.ww.

SECTION 3. Section 240.20.D of the East Goshen Township Zoning Ordinance of 1997, as amended, shall be amended as follows:

(29) Business Incubator with uses that are permitted in this section by right or by conditional use and when specifically approved pursuant to §240-31.C.3.ww.

SECTION 4. Section 240.21.C of the East Goshen Township Zoning Ordinance of 1997, as amended, shall be amended as follows:

(27) Business Incubator with uses that are permitted in this section by right or by conditional use and when specifically approved pursuant to §240-31.C.3.ww.

SECTION 5. Section 240.31.C.3 of the East Goshen Township Zoning Ordinance of 1997, as amended, shall be amended as follows:

(ww) Business Incubators in the I-1 District pursuant to § 240-19C(33), in the I-2 District pursuant to § 240-20D(29) and in the BP District pursuant to § 240-21C(27). The following shall apply if an existing building, or a portion thereof, is to be converted or if a new building, or portion thereof, is built for Business Incubator Use:

[1] The applicant shall list all anticipated future uses as part of its conditional use application.

[2] Each tenant of a Business Incubator shall be required to have a Use and Occupancy permit prior to leasing space in the Business Incubator, but no separate conditional use application shall be required for any tenant, provided that any proposed use is consistent with the uses outlined in the original conditional use application.

[3] No use shall be permitted in a Business Incubator that would cause the building to exceed the minimum off-street parking requirements pursuant to § 240-33.

SECTION 4. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 5. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 6. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this ____ day of _____, 2019.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Louis F. Smith, Secretary

E. Martin Shane, Chairman

Carmen R. Battavio, Vice-Chairman

David E. Shuey, Member

Michael Lynch, Member

Janet L. Emanuel, Member

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: 12/28/2018
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: Paoli Pike / Goshenville TND Planning

Planning Commission Members,

After the PC discussion on 12/5/2018 I summarized the concerns and comments of the Commission and forwarded them the TCA. Staff then scheduled a meeting with TCA and the Township Solicitor to discuss the PC's comments and concerns with the TND Overlay Ordinance.

After much discussion it became apparent that the current draft TND Overlay Ordinance may not deliver what the PC is looking for. This conclusion is based on the following observations.

1. The incentives in the TND 1 and TND 2 may not be enough to justify demolishing an existing building.
2. There are only two undeveloped properties in the C-2 and C-5 districts, which if developed as apartments at 12 units per acre would result in 34 apartments.
3. There is only one vacant building in the C-2 district.
4. The shopping center is almost fully occupied.
5. The Township Building and Public Works Annex (which is deed restricted) will remain in their present location.

Staff has identified three options for the Commission's consideration as listed below; and the pros and cons of each are as noted:

1. Move forward with the current draft TND overlay districts with minor amendments.
 - PRO - Property owners will have ability to develop in accordance with the TND regulations if they choose to.
The vacant properties would probably use the overlay, since they can have more impervious coverage.
 - CON - Since this is a overlay property owners can to continue to use the underlying zoning and this could delay the desired outcomes.

2. Abandon the TND 1 and TND 2 draft overlay ordinance and 1) combine the C-2 and C-5 districts into a new district to include the new uses, setbacks and development standards; and 2) do not make any changes to the zoning for the properties in the R-2 and R-3 districts.

PRO - We would not create any nonconforming uses or structures.

Any new buildings, redevelopment or expansion of an existing use in the new commercial district would be permitted to utilize the new uses or setbacks.

This would provide the Township with the most control over what happens in the R-2 and R-3 properties.

CON- We would lose potential residential development on the parcels identified in the proposed TND-2.

Comment- May want to consider adding the CVS, Sunoco, and Goshen Executive Center properties to the new district.

3. Rezone Goshenville as new TND-1 and TND-2 districts.

PRO - The districts would be re-developed in accordance with the new regulations and the vision of Goshenville will be realized sooner rather than later.

CON - It will create non-conforming structures and uses immediately. The current zoning allows a nonconforming structure to expand by 25%.

There may not be enough incentive for an owner to demolish an existing building.

Mark Gordon

From: Mark Gordon <mgordon@eastgoshen.org>
Sent: Tuesday, December 11, 2018 4:47 PM
To: Tom Comitta; 'Kristin Camp'; 'Rick Smith'
Cc: 'Erin Gross'; Brad Giresi
Subject: TND Ordinance

Hello All,

The Planning Commission had a lengthy discussion on the Goshenville Overlay District at their meeting last week. This was an effort to determine if the ordinance, as currently drafted (11-1-18), meets the original intent and objective.

Rick and I also have some additional input.

Questions posed to the PC and their comments (in Red):

1. Does the Ordinance provide what you are looking for in a Traditional Neighborhood?
 - a. Yes, however additional uses should be considered (Tavern, Microbrewery, Fast-Food restaurant)
2. Is there enough incentive for redevelopment in this ordinance?
 - a. The PC believes there still needs to be more incentive (Max. building height, max. impervious, shared parking, uses)
3. Applicability? When does the ordinance apply? How is it applied?
 - a. This should be cleared up in the next revision of the applicability section.
4. Overlay or Full Zoning District change: this seems to still be unanswered?
 - a. The PC believes it should be an overlay however, it still remains unclear how the underlying zoning district will be treated moving forward. Revisions to the applicability language should clear this up.
5. Underlying uses; how do we handle them?
 - a. This still remains unclear. Revisions to the applicability language should clear this up.
6. Standard Restaurant / Fast Food Restaurant: Do these need to be changed?
 - a. The PC believes this section should be updated and the definitions of Restaurants should be revised. This will be done separately.
7. Convenience store / Automotive fuel sales: Is this addressed appropriately in the ordinance?
 - a. Yes, automobile fuel sales should not be included in the TND-1, they agree that "Convenience store" should be specifically prohibited in the TND-1.
8. Apartments in the TND; are they addressed appropriately?
 - a. The PC is concerned that the parking requirement could prove to be prohibitive for apartments in the TND-1. Could we consider a reduction in the requirement to 1.5 or 2 spaces per dwelling unit in the TND-1.
 - b. Dwelling units above commercial: This is a new and unique use. The ordinance requires that parking for these separate uses be calculated separately and then added together. This may be a good opportunity to look at how shared parking could be utilized in the TND-1.

For the most part the PC believes the ordinance is headed in the right direction to address all the planning objectives outlined in the Comp Plan and the Paoli Pike Corridor Master Plan, however some of the outstanding details still concern the commission. The PC is going to meet for a WS session at 5 PM on 1/2/2018 to sketch out individual yield plans in an effort to identify any outstanding issues with particular uses.

Staff Comments: A clear, concise, implementable and enforceable ordinance is my success criteria for this ordinance.

TND-1: After a closer read of the draft ordinance we interpret the "Build-To" line just like a minimum front yard setback for buildings. This said, it would not appear that an applicant would be required to construct their enlargement or

extension towards and up to the Build –to line. For those properties which are going to be re-developed, it would make sense to me that new development should conform to the Build-To line from the start. I'm curious to know your thoughts.

TND- 2: Will the underlying zoning districts (R-2 and R-3) still apply for these parcels? If so they would be able to incorporate the residential uses (SFOD, SF Cluster options).

I'm hoping the revised Applicability section will help to clear up a number of these items.

Can we please set up a time to meet and discuss these issues next week? Rick and I can accommodate your schedule.

Thanks,

-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

Further Revised: 12-19-2018
Revised: 11-1-2018
10-29-2018
10-17-2018
9-26-2018
6-20-2018
5-23-2018

ZONING ORDINANCE AMENDMENTS

Article X. Overlay Districts

240-61. Traditional Neighborhood Development: TND-1 Goshenville Overlay District.

A. Applicability.

- (1) The TND-1 Overlay District shall be depicted on the East Goshen Township Zoning Map.
- (2) Whenever Revitalization of an existing non-residential building is proposed, ***with a new use or a change of use of 51% or more***, the provisions of this Article X shall apply, and the provisions of Article IX, Section 205.75. of the Subdivision and Land Development Ordinance shall apply.
- (3) ***Whenever a vacant lot is proposed for development.***
- (4) ***Whenever an existing building is demolished and new construction is proposed.***

B. Intent of the TND-1 Overlay District. This district is intended to:

- (1) Implement the East Goshen Township Comprehensive Plan, adopted October 20, 2015.
- (2) Implement the Paoli Pike Corridor Master Plan, adopted December 19, 2017, and promote walkability.
- (3) Comply with Article VII-A Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code (MPC), Act 247, as amended and, in particular those purposes and objectives listed in Section 701-A of Article VII-A such as: encouraging innovation for mixed-use, pedestrian-oriented development; extending opportunities for housing; encouraging a more efficient use of land; allowing for integrated, mixed-use, pedestrian-oriented neighborhoods; establishing public space; and fostering a sense of place and community.
- (4) Emulate other successful Villages in the region that are noted for attractive Streetscapes, walkability, and a diversity of uses.
- (5) Emulate the Build-To Line condition of the Blacksmith Shop in Historic Goshenville so that buildings have a direct Streetscape presence.

- (6) Be guided by Section 240-61.F. the Special Design and Development Standards which is found in Appendix A. to this Article.
- (7) Be guided by Section 205-75, the Special Design and Development Standards of Article XI. of the Subdivision & Land Development Ordinance.
- (8) Promote a mix of non-residential uses and residential uses.

C. Use Regulations.

- (1) Uses Permitted By Right. The following principal uses are permitted by right in the TND-1 Overlay District if the area, bulk and all other applicable requirements of this chapter are satisfied:
 - (a) Personal service establishment, including the following uses and other personal service uses that the applicant proves to the clear satisfaction of the Zoning Officer which are similar in character: retail and/or self-service dry cleaning and laundry, barber shop, beauty salon, and shoe repair.
 - (b) Retail sales, within a building or buildings not to exceed 8,000 square feet of gross leasable area, of the following items and other items that the applicant proves to the clear satisfaction of the Zoning Officers which are similar in character, but not to include Convenience Store, **and not to include the sale of automotive fuels:**
 - [1] Furniture and home furnishings.
 - [2] Gift items, legal drugs, newspapers, cameras, stationary, books, cigarettes, flowers, custom-make crafts, luggage and candy.
 - [3] Shoes, cosmetics and apparel or apparel accessories.
 - [4] Hardware, paint, wallpaper and interior decorating supplies.
 - [5] Groceries and related items for common household use.
 - [6] Retail bakeries and other custom production of salads and similar foods.
 - [7] General merchandise such as is commonly found within department stores, "five and ten" variety stores and general merchandise discount stores.
 - [8] Musical instruments or household appliances.
 - (c) Standard restaurant, but not including drive-through service., ~~a fast-food restaurant.~~
 - (d) Standard restaurant including take-out service., ~~but not including drive through service, a fast food restaurant.~~
 - (e) **Fast food restaurant.**

- (f) Business office, provided that no goods shall be sold on site. A building of lot containing more than one office establishment shall require conditional use approval.
 - (g) Professional offices, including offices of attorneys, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.
 - (h) Government office operated by a municipality, county, state, or federal government, by a school district or by a legally constituted municipal authority or a United States Postal Service facility.
 - (i) Place of worship or church.
 - (j) Public Library.
 - (k) Health/Exercise/Tennis Club.
 - (l) Bank, savings and loan or other financial institution.
 - (m) Mailing, reproduction, faxing, commercial art, photography and/or stenographic services.
 - (n) Forestry in accordance with the standards of §240-34.1.
 - (o) Wireless communications facilities on Township-owned property, subject to compliance with the standards in §240-15H.
 - (p) Artisan Shop.
 - (q) Outdoor dining as part of a standard restaurant.
 - (r) Apartments in accordance with §240-29.
 - (s) Dwelling Units above Ground Floor Commercial Uses.
 - (t) Township park, recreational areas, Green Space, Pedestrian Gathering Area.
 - (u) Pop-Up Use.
- (2) Conditional Uses. The following Conditional Uses may be permitted when authorized by the Board of Supervisors in accordance with §240-31, and the Special Design and Development Standards of §240-61.F.:
- (a) Lot or building containing more than one commercial or office establishment, provided that only uses listed as permitted by right or conditional uses in the TND-1 District shall be permitted.
 - (b) Public utility facility.
 - (c) Child Day-care Center.

- (d) Adult Day-care Center.
- (e) Cyber charter school campus.
- (3) Uses By Special Exception. None.
- (4) Accessory Uses. Accessory Uses shall be permitted in accordance with the Special Design and Development Standards of §240-61.F.
 - (a) Fences and walls.
 - (b) Solar energy systems.
 - (c) Off-street parking and loading. (See §240-33.)
 - (d) Signs. (See §240-22.)
 - (e) Temporary use.
 - (f) Garage.
 - (g) The following uses if accessory to a lawful existing dwelling unit:
 - [1] Home occupation.
 - [2] Storage shed.
 - [3] Swimming pool.
 - [4] Tennis court.
 - [5] Storage of recreational vehicle.
 - [6] No-impact home-based business as accessory to a residential dwelling.
 - (h) Beverage café with or without drive-through service in a shopping center.

D. Lot Area, Width, Building Coverage, Height, Yard and Density Regulations. All uses shall be serviced by centralized sewage disposal and centralized water supply systems. The following requirements shall apply to each use in the TND-1 Overlay District, subject to further applicable provisions of this chapter:

(1) Non-Residential Uses.

Requirements: TND-1	Non-Residential Uses
Minimum lot area	10,000 square feet
Minimum lot width	
At Build-To Line	50 feet
At street line	50 feet
Maximum lot coverage	
By buildings	40%

By total impervious cover	65%
Minimum Green Space	10%
Minimum building height	
Stories	2
Feet	20 feet
Maximum building height	
Stories	3
Feet	40 feet
Minimum side yards	10 feet each
Minimum rear yard	50 feet
Buffer Yard Adjoining Residential Districts	50 feet
Build-To Line	15 feet

(2) Residential Uses.

Requirements: TND-1	Residential Uses
Apartments	
Minimum Tract Area	40,000 square feet
Maximum Density	12 dwelling units per acre
Minimum Habitable Floor Area Permitted	800 square feet
Total Impervious Coverage	65%
Minimum Green Space	20%
Minimum Building Height	20 feet
Maximum Building Height	40 feet
Buffer Yard Adjoining Residential Districts	50 feet
Build-To Lines (as scaled from Development Strategy Plan)	15 feet

Note: Pedestrian Gathering Areas as part of the required 10% or 20% minimum Green Space may be a combination of pervious and impervious surfaces. Impervious surfaces shall be included for purposes of stormwater management, but shall not count for the purpose of total Impervious Coverage calculations.

E. Other Overlay District Requirements.

In addition to the Plans that are required for a Subdivision and Land Development Application, the following additional plans and procedures shall apply.

(1) Procedures.

- (a) The Applicant is strongly encouraged to submit a Sketch Plan as the first submission to receive informal comments on the design and layout of the proposed TND-1 District.
- (b) A Streetscape Plan/Public Realm Plan shall be submitted with the Preliminary and Final Plan submission, and shall be used to gauge compliance and consistency with the TND-1 District requirements.

- (c) A Specific Manual of Written and Graphic Design Standards shall be submitted.
- (2) Streetscape Plan/Public Realm Plan Requirements.
 - (a) The Plan shall depict all features proposed within the Streetscape, including: street trees; street lights; trails/pathways; crosswalks; speed tables; on-street parking; and the like.
 - (b) The Plan shall depict any area proposed for curb bulb-outs, bus stops, bus shelters, bicycle lanes, bicycle racks, and Pedestrian Gathering Areas.
 - (c) The Plan shall depict pavement materials.
 - (d) The Plan shall depict all proposed Streets, Alleys, Lanes, Service Drives, and other vehicular thoroughfares.
 - (e) The Plan shall include all dimensions for all thoroughfare types.
 - (f) The Plan shall depict all: Green Space; passive open space; active open space; natural open space (woodlands, wetlands, etc.); sidewalks; walkways; trails; pathways; crosswalk; pedestrian bridges; and Pedestrian Gathering Areas (plazas, courtyards, and the like).
 - (g) A minimum of 2% of the gross tract area shall be depicted as a Pedestrian Gathering Area and depicted on the Plan.
- (3) Specific Manual of Written and Graphic Design Standards.
 - (a) Applicants shall prepare and submit a Specific Manual of Written and Graphic Design Standards that shall be consistent with the Article X-Appendix A General Manual of Written and Graphic Design Standards.
- (4) Relationship to Other Ordinance Requirements for the TND-1 District.
 - (a) Relationship to other Zoning Ordinance Requirements.
 - [1] Except as they are in conflict with these regulations, all other regulations in this Chapter 240 shall apply to this TND-1 District.
 - (b) Relationship to Subdivision and Land Development Ordinance Requirements.
 - [1] The conventional Design Standards of the East Goshen Township Subdivision and Land Development Ordinance shall apply unless such Design Standards are found to be in conflict with the provisions of this Article and Article IX of the East Goshen Township Subdivision & Land Development Ordinance in which case the provisions of this Article shall apply.

F. Special Design and Development Standards.

- (1) All submissions in the TND-1 Goshenville Overlay District shall be designed to be consistent with the §240-61.F. Design Standards of Appendix A, which include:
 - (a) Legislative Intent of the Special Design and Development Standards.
 - (b) Building Location.
 - (c) Temporary Uses.
- (2) No submission shall be approved unless there is a finding of consistency with the §240-61.F. Design Standards of Appendix A.
- (3) All subdivision and land development Applications shall be accompanied by a Manual of Written and Graphic Design Guidelines prepared by the Applicant, which shall be consistent with the Design Standards of this Section and Article IX of the Subdivision and Land Development Ordinance.

Comparison

	C-2		C-5		TND1 Non-Res		TND1 Res
Lot area (sq ft)	18,000		40,000		10,000		40,000
Density -Apartments (units per acre)	NA		NA		12		12
Minimum floor area (sq ft)	NA		NA		800		800
Lot width at building setback line	100		150		50		50
Lot width at "build to line"	NA		NA		50		50
Lot width at street line	100		100		50		50
Max Building Coverage	30%		25%		40%		40%
Max Total Coverage	45%		45%		65%		65%
Minimum Green Space	NA		NA		10%		20%
Pedestrian Gathering Area	NA		NA		2%		2%
Max Stories	2		2		3		3
Min Stories	NA		NA		2		2
Max Building Height	30		30		40		40
Min Building Height	NA		NA		20		20
Front Yard	50		60				
Build to Line	NA		NA		15		15
Side yard	20		25		10		10
Rear Yard	50		50		50		50
Buffer yard to adjoining residential	50		50		50		50

Further Revised: 11-1-2018
Revised: 10-29-2018
10-17-2018
9-26-2018
6-20-2018

ZONING ORDINANCE AMENDMENTS

240-62. Traditional Neighborhood Development: TND-2 Goshenville Overlay District.

A. Applicability.

- (1) The TND-2 Overlay District is as shown on the East Goshen Township Zoning Map.

B. Intent of the TND-2 Overlay District. This district is intended to:

- (1) Implement the East Goshen Township Comprehensive Plan, adopted October 20, 2015.
- (2) Implement the Paoli Pike Corridor Master Plan, adopted December 19, 2017, and promote Walkability.
- (3) Comply with Article VII-A Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code (MPC), Act 247, as Amended and, in particular those purposes and objectives listed in Section 701-A of Article VII-A such as: encouraging innovation for mixed-use, pedestrian-oriented development; extending opportunities for housing; encouraging a more efficient use of land; allowing for integrated, mixed-use, pedestrian-oriented neighborhoods; establishing public space; and fostering a sense of place and community.
- (4) Emulate other successful Villages in the region that are noted for attractive Streetscapes, walkability, and a diversity of Uses.
- (5) Emulate the Build-To Line condition of the Blacksmith Shop in Historic Goshenville so that buildings have a direct Streetscape presence.
- (6) Be guided by Section 240-62.F., the Special Design and Development Standards Appendix B. this Article.
- (7) Be guided by Section 205-75, the Special Design and Development Standards of Article XI. Of the Subdivision & Land Development Ordinance.

C. Use Regulations.

- (1) Uses Permitted By Right. The following principal uses are permitted by right in the TND-2 Overlay District if the area, bulk and all other applicable requirements of this chapter are satisfied:
 - (a) Single-family detached dwelling.
 - (b) Semidetached dwelling.

- (c) A lawfully permitted dwelling unit used as a group home, provided that the requirements of §240-38 for such use are met.
 - (d) Forestry in accordance with the standards of §240-34.1.
 - (e) Townhouses in accordance with §240-30.
 - (f) Township Park, recreational areas, Green Space, Pedestrian Gathering Area.
- (2) Conditional Uses. The following Conditional Uses may be when authorized by the Board of Supervisors in accordance with §240-31.
 - (a) Place of worship or church.
 - (b) Public or private primary or secondary school.
 - (c) Public utility facility.
- (3) Uses By Special Exception. None.
- (4) Accessory Uses. Accessory Uses shall be permitted in accordance with the Special Design and Development Standards.
 - (a) Home occupation, which may include day care as an accessory use.
 - (b) Storage shed.
 - (c) Fence and wall.
 - (d) Garage.
 - (e) Recreational vehicle storage.
 - (f) Private greenhouse.
 - (g) Tennis court.
 - (h) Swimming pool.
 - (i) Solar energy systems.
 - (j) Signs. (See §240-22.)
 - (k) Temporary structure or use.
 - (l) Home-related business.
 - (m) Apartment for care of a relative.
 - (n) No-impact home-based business as accessory to a residential dwelling.
 - (o) Wind-generated energy systems.

(p) Off-street parking. (See §240-33.)

D. Lot Area, Width, Building Coverage, Height, Yard and Density Regulations. All uses shall be serviced by centralized sewage disposal and centralized water supply systems. The following requirements shall apply to each use in the TND-2 Overlay District, subject to further applicable provisions of this chapter:

(1) Basic Requirements.

Requirements: TND-2	Residential Uses
Single-Family Detached Dwellings	
Minimum Lot Area	8,500 square feet
Minimum Side Yard	10 ft. minimum; 25 ft. aggregate
Minimum Rear Yard	20 feet
Single-Family Semi-Detached Dwellings	4,500 square feet
Townhouses	
Minimum Tract Area	1 acre
Maximum Density	4 dwelling units per acre
Total Impervious Coverage	65%
Minimum Green Space	35%
Maximum Building Height	35 feet
Minimum Building Height	20 feet
Perimeter Buffer Adjoining Residential Districts	50 feet
Build-To Lines	20 feet

E. Other Overlay District Requirements.

In addition to the Plans typically submitted for a Subdivision and Land Development Application and in addition to the typical procedures, the following shall apply.

(1) Procedures.

- (a) The Applicant is strongly encouraged to submit a Sketch Plan as the first submission to receive informal comments on the design and layout of the proposed development in the TND-2 District.
- (b) A Streetscape Plan/Public Realm Plan shall be submitted with the Preliminary and Final Plan submission, and shall be used to gauge compliance and consistency with the TND-2 District requirements.
- (c) A Specific Manual of Written and Graphic Design Standards shall be submitted.

(2) Streetscape Plan/Public Realm Plan Requirements.

- (a) The Plan shall depict all features proposed within the Streetscape, including: street trees; street lights; trails/pathways; crosswalks; speed tables; on-street parking; and the like.

- (b) The Plan shall depict any area proposed for curb bulb-outs, bus stops, bus shelters, bicycle lanes, bicycle racks, and Pedestrian Gathering Areas.
 - (c) The Plan shall depict pavement materials.
 - (d) The Plan shall depict all proposed Streets, Alleys, Lanes, Service Drives, and other vehicular thoroughfares.
 - (e) The Plan shall include all dimensions for all thoroughfare types.
 - (f) The Plan shall depict all: Green Space; passive open space; active open space; natural open space (woodlands, wetlands, etc.); sidewalks; walkways; trails; pathways; crosswalks; pedestrian bridges; and Pedestrian Gathering Areas (plazas, courtyards, and the like).
 - (g) A minimum of 10% of the gross tract area shall be depicted as a Pedestrian Gathering Area as depicted on the Plan.
- (3) Specific Manual of Written and Graphic Design Standards
- (a) Applicants shall prepare and submit a Specific Manual of Written and Graphic Design Standards that shall be consistent with Article X-Appendix B, and the Article IX-Appendix A General Manuals of Written and Graphic Design Standards.
- (4) Relationship to Other Ordinance Requirements for the TND-2 District.
- (a) Relationship to other Zoning Ordinance Requirements.
 - [1] Except as they are in conflict with these regulations, all other regulations in this Chapter 240 shall apply to this TND-2 District.
 - (b) Relationship to Subdivision and Land Development Ordinance Requirements.
 - [1] The conventional Design Standards of the East Goshen Township Subdivision and Land Development Ordinance Shall apply unless such Design Standards are found to be in conflict with the provisions of this Article and Article IX of the East Goshen Township Subdivision & Land Development Ordinance in which case the provisions of this Article shall apply.

F. Special Design and Development Standards.

- (1) All submissions in the TND-2 Goshenville Overlay District shall be designed to be consistent with the Design Standards of Appendix B., which include:
 - (a) Legislative Intent of the Special Design and Development Standards.
 - (b) Building Location.
- (2) No submission shall be approved unless there is a finding of consistency with the Design Standards of Appendix B.

- (3) All subdivision and land development Applications shall be accompanied by a Manual of Written and Graphic Design Guidelines prepared by the Applicant, which shall be consistent with the Design Standards of this Section and Article IX of the Subdivision and Land Development Ordinance.

Further Revised: 11-1-2018
Revised: 10-29-2018
10-17-2018
9-26-2018
6-20-2018
5-23-2018

SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE AMENDMENTS

Article IX. Special Design and Development Standards

205.75. Traditional Neighborhood Development -1 & 2 Goshenville Overlay District.

- A. All submissions in the TND-1 & 2 Goshenville Overlay District shall be designed to be consistent with the Special Design and Development Standards of Appendix A to the extent applicable with mixed use in the TND-1 District and Residential Use only in the TND-2 District, which include:
- (1) Legislative Intent of the Special Design and Development Standards.
 - (2) Overview and Key Design Elements.
 - (3) Building Design & Proportion.
 - (4) Parking Location & Requirements.
 - (5) Curb Cuts.
 - (6) Streets Walls.
 - (7) Street Trees & Other Landscaping.
 - (8) Street Lights.
 - (9) Sidewalks/Walkways/Crosswalks.
 - (10) Streetscape Features & Street Furniture.
 - (11) Pedestrian Gathering Areas.
 - (12) Internal Street Network.
 - (13) Drive-Thru Facilities.
 - (14) Development Strategy Plan.
- B. Definitions.
(The following words are defined and intended to be codified as part of Article II, Section 205.6. Word Usage.)

Build-To Line

The line which defines the placement of the building from the street on which the building fronts. The Build-To Line of the Building forms the Street Wall line. On a corner lot, the Build-To Line is located on each side of a lot abutting a street. A Build-To Line may have a recess or projection up to two (2) feet in order to promote variation of building placement on a block, and/or may have a recess of up to 12 feet in order to promote outdoor dining for a café or restaurant, except that the distance to the Build-To Line may be increased to be greater than that specified in the TND Overlay Districts whenever there is a stream along the front of a property.

Green Space

The totality of the land that comprises the area of a TND, exclusive of buildings, streets, alleys, service lanes, parking lots, and paved surfaces such as those used for dumpsters or approved/fenced outdoor storage. Green Space includes Active Open Space and passive Open Space, including such features as recreational areas, parks, squares, plazas, courtyards, pedestrian gathering areas, pocket parks, playgrounds, tot lots, dog parks, playfields, natural open space designated to conserve wetlands and floodplains, and other areas for natural resource conservation, and stormwater detention basins unless designed and constructed as a wet basin or a naturalized stormwater management basin.

Manual of Written and Graphic Design Guidelines

A document that provides written and graphic design guidelines for the TND District, consistent with the Design Standards in Sections 240-61.F. and 240-62.F. of the Zoning Ordinance and Section 205.75.A. of this Ordinance.

Pedestrian Gathering Area

A plaza, courtyard, pocket park, tot lot, playground, walkway, promenade, or other like type facility in which features such as pavers, benches, gazebos, pergolas, arbors, trellises, planters, plantings, lighting, and sculpture are installed and maintained.

Service Lane

A thoroughfare type, similar to a common driveway or alley, that provides vehicular access for non-residential development, typically for deliveries, loading and unloading, and parking.

Shared Parking

Off-street parking that two (2) or more landowners or tenants share in accordance with the regulations derived from the ULI-Urban Land Institute publication titled "Shared Parking Second Edition", 2005.

Streetscape

The space formed between buildings and the adjoining street, which is embellished with sidewalks, street trees, street lights, curbs, and cartways. The Streetscape is framed by buildings, which create the "outdoor room" character of the street as shown in the Design Standards in Section 205-75.A. of the Subdivision & Land Development Ordinance.

Street Wall

The wall of a building adjoining a sidewalk at the edge of the street right-of-way, as in the case of a non-residential use, or adjoining a porch, portico, stoop, or front yard landscaped area as in the case of a residential use; or approved architectural or landscaping elements at least 30 inches but not more than 42 inches in height such as piers, benches, and hedges, in lieu of a building wall. A Street Wall shall extend the entire length of the edge of the street right-of-way, except where curb cuts, driveways and pedestrian access is provided.

Traditional Neighborhood Development (TND)

An area of land developed for a compatible mixture of residential and nonresidential uses, including buildings that provide for a mix of uses. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional Neighborhood Development is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and discernible edge. The center of the neighborhood is in the form of a public park, commons, plaza, square, or prominent intersection of two or more major streets. There is a hierarchy of streets laid out in a rectilinear pattern of inter-connecting streets and blocks that provide multiple routes from origins to destinations, designed to serve the needs of pedestrians and vehicles.

East Goshen Township

2019 Planning Commission Meeting Schedule

January 2, 2019: 5 PM Workshop, 7 PM Regular Meeting

February 6, 2019: 7 PM

March 6, 2019: 7 PM

April 3, 2019: 7 PM

May 1, 2019: 7 PM

June 5, 2019: 7 PM

July 10, 2019: 7 PM

August 7, 2019: 7 PM

September 4, 2019: 7 PM

October 2, 2019: 7 PM

November 6, 2019: 7 PM

December 4, 2019: 7 PM

- Workshop meetings are advertised for the 3rd Wednesday of every month; as determined by the commission.

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

December 19, 2018

Mr. Mark Levy
37 Sherman Drive
Malvern, PA 19355

Re: Appointment to Planning Commission

Dear Mark:

I am pleased to inform you that at their regular meeting on Tuesday, December 18, 2018, the Board of Supervisors appointed you to fill the unexpired term on the Planning Commission. Your term will run until 2019 after which you may be reappointed to serve a 4-year term.

The Planning Commission holds formal meetings the 1st Wednesday of each month at 7:00 pm. Workshop sessions are usually held the 3rd Wednesday of the month on an as-needed basis. The next regular meeting is scheduled for Wednesday, January 2, 2019, at 7:00 pm. A workshop is scheduled on the same night (1/2/19) at 5:00 pm. A meeting packet will be delivered to your home the weekend before scheduled meetings. This information will also be posted on East Goshen Township's website.

For your reference, a box will be delivered to your house this weekend containing:

- EGT Zoning book
- EGT Subdivision & Land Development book
- EGT Comprehensive Plan
- Paoli Pike Trail Feasibility Study
- Paoli Pike Corridor Master Plan with Appendices
- EGT Parks, Recreation and Open Space Plan Update

Also for your reference, the East Goshen Township Orientation Manual, located on our website (www.eastgoshen.org), contains valuable information. The manual can be found on the Home page, under the "Service" tab, in the "Human Resources" section. Section 6 of the manual specifically contains information about the Authorities, Boards and Commissions (ABCs).

Don't hesitate to email or call us if we can be of any help. On behalf of the Board of Supervisors, welcome aboard. We look forward to working with you in the future.

Sincerely,

Rick

Louis F. (Rick) Smith, Jr.
Township Manager

Cc: Planning Commission

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

December 14, 2018

Dear Property Owner:

The purpose of this letter is to inform you that the East Goshen Township Board of Supervisors will hold a special meeting to discuss a draft Zoning Ordinance under consideration by the Board of Supervisors.

This draft zoning ordinance amendment, titled "Open space development", will amend the existing "Single family open space development" ordinance by providing two additional development options for residential properties which are 20 acres or larger and located within the R-2 zoning district.

These development options will facilitate the preservation of open space, cultural and historic resources, and environmentally sensitive areas. The ordinance includes detailed open space and building design standards for the new dwelling unit types.

The new development options presented for consideration in the draft ordinance are:

1. Twins (semi-detached dwelling units) or any combination of twins and singles, with 60% of the lot area dedicated to open space, and a maximum of 1 dwelling unit per acre.
2. Triplexes (Townhouses with a maximum of three dwelling units per building) or any combination of triplexes, twins and singles, with 65% of the lot area dedicated to open space, and a maximum of 1 dwelling unit per acre.

You are receiving this letter because your property is located within 1000 feet of one of the properties that could be affected by these recommendations. The Board invites all interested parties to attend the meeting, listen to the presentation, and ask questions.

The Board will hold this special meeting on **Tuesday, January 22, 2019 at 7 pm**. The meeting will be held at **East High School, in the Auditorium**, which is located at 450 Ellis Ln., West Chester PA, 19380. The draft zoning ordinance amendment can be found on the "Latest News" section of the Township website; www.eastgoshen.org. Conceptual plans representing these development types are being developed at this time and will be available on the website prior to the meeting.

Board of Supervisor meetings are also available to view live, on the Township YouTube channel. Please call or email me at mgordon@eastgoshen.org if you have any questions, need additional information, or require any special accommodations to participate in the meeting.

Sincerely,

Mark A. Gordon

Township Zoning Officer

Cc: Township Authority, Boards and Commissions
Mimi Gleason, Manager, West Whiteland Township (Via Email Only)
John Nagle, Manager, East Whiteland Township (Via Email Only)
David Burman, Manager, Willistown Township (Via Email Only)
Casey LaLonde, Manager, West Goshen Township (Via Email Only)