

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, August 7, 2019
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. July 10, 2019**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances
- H. Ordinance Amendments**
 - 1. Incubator Ordinance**
- I. Old Business
- J. 2019 Goals
- K. Any Other Matter
- L. Liaison Reports
- M. Correspondence
- N. Announcements

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

August 7, 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 APPLICATIONS													

Bold = New Application or PC action required

Completed in 2019

ESKE Development / Ducklings	LD	P/F	1/18/2019	2/6/2019	2/23/2019	2/23/2019	2/29/2019		4/3/2019	4/9/2019	NA	5/6/2018	APPVD.
PECO Gas Gate	CU	Sk	2/26/2019	2/26/2019	2/28/2019	NA	2/28/2019	1	4/3/2019	6/5/2019	5/14/2019	6/25/2019	APPVD.
CZ Woodworking / 1422 Ardleigh Cir.	CU	Sk	3/29/2019	3/29/2019	NA	NA	4/22/2019	1	6/5/2019	6/18/2019	6/18/2019	6/27/2019	CONT.
1351 Paoli Pike / The Hankin Group		SK	5/31/2019	NA	NA	NA	5/31/2019	NA	NA	NA	NA	NA	NA
1339 Enterprise Drive	CU	Sk	5/30/2019	5/30/2019	NA	NA	6/11/2019		7/10/2019	7/16/2019	7/16/2019	7/29/2019	APPVD.

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
July 10, 2019

The East Goshen Township Planning Commission held a regular meeting on Wednesday, July 10, 2019 at 7:00 p.m. at the East Goshen Township building.

Members present are highlighted:

Chair - Brad Giresi

Vice Chair - Ernest Harkness

Dan Daley

Edward Decker

Michael Koza

Mark Levy

John Stipe

Also present were:

Mark Gordon, (Township Zoning Officer)

Martin Shane, Township Supervisor

Janet Emanuel, Township Supervisor

Michael Lynch, 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 p.m.

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 checked the log.
4. The minutes of the June 5, 2019 meeting were approved.

B. CONDITIONAL USES AND VARIANCES

1. 1339 ENTERPRISE DRIVE - CTDI (Conditional Use) - Michael Anderson, Sr. Facilities Manager for CTDI, explained that CTDI wants to amend the existing Conditional Use from the 1980's use as warehouse and distribution to Research and Development. They manufacture their own proprietary testing equipment and need more room for that. There will be no physical change to the building or parking lot. There will be less employees and truck traffic. As the testing equipment is completed, it will be moved to their building at 1381 Enterprise Dr., added to larger units and shipped out from there. The current use will be moved to Coatesville. CTDI has 5 buildings in East Goshen Corporate Park. Ernie moved that the Planning Commission recommend approval of the Conditional Use application to amend the existing Conditional Use application from Warehouse and Distribution to "Manufacturing Facility of Precision Instruments and Similar Products" as outlined in the application and supporting materials from CTDI. Dan seconded the motion. The motion passed unanimously.

C. ORDINANCE AMENDMENTS

1. 1351 PAOLI PIKE (Sketch Plan for Zoning Amendment) The Hankin Group – Planned Apartment Development. Neil Fisher represented the Applicant. Also present was Robert Hankin, President and CEO of the Hankin Group. Neil explained that they look for properties that they will hold for longevity.

1 Example he gave was Eagleview and New Kent. They are currently building KEVA in Exton. Corporate
2 Parks built in the 1980's are being revitalized to bring a mixed use component to them. He reviewed the
3 property map showing residential apartments and a small restaurant in the historic house. The map shows
4 access from Enterprise Drive and Paoli Pike. A traffic signal at Meadow Dr. and Paoli Pike will be
5 governed by PennDOT which will take time. He spoke about the Fiscal Analysis that was done. They
6 prepared a draft of the proposed Ordinance change for review. They showed a rendering of the proposed
7 apartment building and explained the materials used on the exterior. It will be a mix of 1 & 2 bedroom
8 apartments.
9

10 Planning Commission Comments:

11 John asked if they were going to provide charging stations for electric cars. Neil answered yes and 10-12
12 years ago they started building to LED requirements. John asked if there was going to be incubator
13 space on the first floor. Neil commented that in their projects they are providing more space for
14 employees to work. John asked if they considered buying the Hicks farm. Neil mentioned that that
15 property is not for sale and contains a large flood plain, which is not conducive to this type of project.
16 Mark Levy asked about the traffic. Neil explained that under the current ordinance, a 90,000 sq. ft. office
17 building could be constructed on this property. The firm they hired calculated the number of trips for
18 both uses and compared them. The proposed residential would be slightly less. They will put in turning
19 lanes at the Paoli Pike intersection. They will work with the Paoli Pike Trail. Mark asked if there would
20 be a first floor restaurant. Neil commented that they are thinking of using the historic house for a
21 restaurant. It would be open to the public for breakfast and lunch. The first floor will have the leasing
22 office and amenity space. The new amenity building at New Kent is 5,000 sq. ft. More space is being
23 provided now. At KEVA it is 12,000 sq. ft.

24 Ernie spoke about the fiscal report and asked about the School District expenditures. Neil explained how
25 they collect budget and population information. The School District publishes the cost to educate a
26 student.

27 Dan recused himself.

28 Ed asked about wetlands. Neil explained they are in the floodplain. Both uses included this.

29 Ed asked about the height of the buildings. Neil commented that the current ordinance allows 45 ft. and 3
30 stories. They are requesting 45 ft. and 4 stories. Ed asked if they will maintain the LED certification.
31 Neil commented that they will maintain it. The first floor amenities will be in the larger building for all
32 residents of both buildings. Regarding PennDOT, they have to go through project approval then send a
33 proposal to PennDOT for consideration.

34 Mark Gordon mentioned that there are more apartments in New Kent and there is not a light at the Boot
35 Road exit. They will make a case for safety to PennDOT. All of the apartment complexes on West
36 Chester Pike eventually got traffic signals. The Township finally got approval for a traffic light at the
37 entrance to East Goshen Park based on safety.

38 Brad pointed out some of the issues with the request. Even though a height of 45 ft. is allowed, this
39 building would be higher than the other buildings in the corporate park. Density would increase from
40 14.5/acre to 21.6/acre. Restaurant is allowed in the BP but not as an adaptive use of a historic building.

41 John asked about stormwater management. Neil explained that some will go to a current system and the
42 rest will be underground.

44 Public Comments

45 Matthew Barnes, 1431 Grand Oak La.- He is usually pro development because on his profession. He
46 feels that they should not use the term "by right" and use "Conditional Use". He doesn't want this to
47 change East Goshen to Exton. He asked about impact fees. Mark Gordon explained that the Township
48 does have impact fees. Mr. Barnes feels the Township can change \$1 million for an impact fee. Others
49 such as Phoenixville do that. Mark Gordon spoke about what applies to Class 2 Townships like East
50 Goshen and what applies to cities and class 1 townships. Mr. Barnes feels that the Hankin Group is a
51 good developer.

52 Janet Emanuel – In the 1980's she was part of the development of the township's Comprehensive Plan.
53 They set higher density along West Chester Pike and New Kent in the town center. She asked why they

1 are requesting such a high density. Neil commented that New Kent is larger than this project. He
2 explained the cost to run apartments. Janet mentioned that the Corporate Park has R2 on all sides and
3 larger setbacks. In the current apartment ordinance, the distance between buildings is based on the height.
4 Neil explained that they want to create a landscape along Paoli Pike. He described what it would look
5 like.
6 Kevin Perrot, 1416 Grand Oak La. – He mentioned the airport. His street is on the approach to runway
7 27. Mark showed where the approach is and where the new building will be. This property is not near
8 the approach to the airport. Mr. Perrot is still concerned.
9 Wayne Wilson, 406 Summit House – They are seniors and he mentioned all the things that will impact
10 them financially.
11 John Uebele, 639 Meadow Dr. – He doesn't feel they should compare Eagleview with this. They aren't
12 similar at all. Lower the height and cut the number of units.
13 Marie Cattie, 630 Meadow Dr. – She was a member of the original trail committee. Her understanding
14 was that the trail would be on the same side of Paoli Pike as East High School. Her concern is runoff.
15 They have had more flooding than ever before from the creek. The bridge on the Hicks farm was washed
16 out. This is a big concern. Traffic from the corporate park is mostly AM and PM rush hours.
17 Apartments can be all day. She pointed out that with the Paoli Pike Trail, people from New Kent will be
18 able to walk to the Corporate Park so these apartments won't be needed. She feels that East Goshen has
19 enough apartments so that the companies could use what is already here.
20 Marty Shane – On behalf of the Supervisors he thanked the residents for being here. Hankin has equity
21 ownership in this property, which means they will become owners only if the plan is approved. The
22 Supervisors will decide whether to move forward or not. There will be at least one public meeting with
23 the Supervisors where the residents can voice their concerns.
24 Tom McDonald, 646 Thorncroft Dr. – He commented that they should consider the traffic issues on Boot
25 Road too. He spoke about the traffic backups on Boot Road.
26 Elizabeth Uebele, 639 Meadow Dr. – She commented that Reservoir Road and the Corporate Park
27 intersection already has a traffic light. She sees no reason for another light and a big building.
28 Kelly Steele, 1341 Hollyberry La. – They moved here 3 years ago. They look onto Paoli Pike and would
29 like to have the building moved back further from the road. They have kids who walk to school. What
30 type of tenants will there be? Neil explained who would probably rent the apartments.
31 James Cucinotta, 1342 Hollyberry La. – He explained that he used to work at Eagleview and didn't want
32 to live in Exton. TEVA a large pharmaceutical company is moving to Airport Road. He hopes the
33 Planning Commission will not recommend this. At least now there is less noise on the weekends. This
34 will create noise all the time. He would pay more taxes to keep them out.
35 Mary McCloskey, 1727 Clocktower Dr. – She thanked Hankin for the quality of their buildings. She
36 feels the township has given transparency regarding this project. However, the residents are still in shock
37 from the pipeline. She thinks the property could be a garden to table restaurant.
38 Richard Ruberti, 1360 Paoli Pike - He asked if Hankin has a strategy to buy up the other buildings in the
39 Corporate Park to add more apartments like they did at New Kent. Neil answered no. Mr. Ruberti asked
40 about the occupancy in the Corporate Park. Mark Gordon commented that there is only 1 building that
41 needs occupancy now. Mr. Ruberti lives on Paoli Pike and has to wait several minutes to get out of his
42 driveway. He spoke about what the view was before the Corporate Park. He asked what value he will get
43 from this project.
44 Jim Christenson, 612 Meadow Dr. – He commented that there are two things the Planning Commission
45 can do – yes or no. He asked that they say no.
46 Jane Joyce, 704 Red Maple Dr. – She would ask them to vote against this. The traffic is already terrible
47 and not just during the school year. They must look at the impact on the entire township not just this area.
48 She hasn't heard anyone say they are for this. The residents showed up and don't want this to happen.
49 Richard Schutte, 628 Meadow Dr. – He asked where the exit would be for parking under the current
50 ordinance. Mark Gordon commented that it requires all uses to use Enterprise Drive. Mr. Schutte
51 commented that they are creating an additional exit for this use, when the others have to use Boot Road or
52 Paoli Pike. Brad asked Neil if only one exit onto Enterprise Drive would work. Neil commented
53 probably not.

1 Heather Lebano, 1704 Bow Tree Dr. – She asked what the difference is in taxes between apartment
2 residential and single family residential.

3
4 Brad asked if the Planning Commission members had any further comments.

5 John would like to see them have business use on the first floor and only 3 stories.

6 Ed pointed out that there are 19 items to change for this amendment and only 5 are addressed and those
7 changes are increases and significant.

8 Brad is not opposed to residential but is concerned about density and height. There are quite a few
9 concerns.

10 Neil asked that the Planning Commission move this to the Supervisors for consideration.

11 Mark Gordon commented that this is still just a sketch plan. They can move it to the Supervisors so

12 Hankin will know whether to move forward or not. The plan will be reviewed by the Township’s
13 attorney and engineer. Hankin has agreed to provide escrow to help pay for these services.

14 Janet asked that the Planning Commission provide a list of their concerns.

15 Ernie moved although there are numerous issues to work through, this request has some planning merit;
16 therefore, I move that the Planning Commission recommend that the Board of Supervisors schedule to her
17 the applicant’s presentation at an upcoming Board of Supervisors meeting. With that, the PC and the
18 public have identified several areas of concern that need to be addressed, to include:

- 19 1. Proposed setbacks
- 20 2. Proposed building height and number of stories
- 21 3. Proposed driveway entrance/exit onto Paoli Pike
- 22 4. Potential traffic impacts
- 23 5. Proposed density
- 24 6. Proposed ordinance changes
- 25 7. Potential impacts to the Goshen Corporate Park
- 26 8. Potential future development impacts with an ordinance change of this magnitude.

27 Mark seconded the motion. The motion passed with one abstention.

28
29 **D. LIASION REPORTS**

30 1. Board of Supervisors – Janet mentioned that last night they held the hearing for the Home Occupation
31 Woodworking. They had experts who testified. They will meet again next month. The residents had two
32 attorneys and are going to get their own noise expert.

33 Janet gave an update on the Rte. 352 and King Rd. intersection. Initial talks included left turn lanes and
34 round about which the residents were against. After the public meeting, they agreed no round about.
35 They agreed to a 4 phase which is each leg of traffic would have its own green light. A letter was sent to
36 PennDOT.

37
38 **E. ANY OTHER MATTER**

39 1. West Whiteland Official Map – Ernie moved that the Planning Commission recommend that the Board
40 of Supervisors send a letter to West Whiteland Township supporting their efforts on their Official Map
41 Update. John seconded the motion. The motion passed unanimously.

42 2. Ernie asked Janet if he and Brad can come to a BOS meeting to discuss the TND overlay. He doesn’t
43 feel the presentation that was given was sufficient. Janet will check on a date for this to be part of a
44 regular BOS meeting open to the public.

45
46 **F. ADJOURNMENT**

47 There being no further business, Ernie made a motion to adjourn the meeting. Mark Levy
48 seconded the motion. The meeting was adjourned at 10:00 pm. The next regular meeting will be
49 held on **Wednesday, August 7, 2019** at 7:00 p.m.

50
51
52 Respectfully submitted, _____
53 *Ruth Kiefer, Recording Secretary*

Memo

To: Planning Commission
From: Jon Altshul
Re: Consider Business Incubator Ordinance
Date: July 8, 2019

As you know, the Township has been discussing a Business Incubator ordinance since April 2018. A first draft of a proposed ordinance was sent to the Chester County Planning Commission in January 2019. That draft generated a number of comments, which in turn led to a handful of minor revisions to the ordinance, including a streamlined definition of “Light Industry”. Both the Planning Commission and the Board of Supervisors directed staff to resubmit the revised ordinance to the Chester County Planning Commission in April. The second round of comments from the Chester County Planning Commission was received on May 21, 2019. This second letter recommended adoption of the ordinance.

One source of concern raised by the Board of Supervisors was Section 5, paragraph ww, subparagraph 3 regarding off-street parking, which reads: *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.*

In layman’s terms, the ordinance would treat incubators the same as any other businesses with respect to off-street parking. Staff was asked to reach out to other municipalities that allow incubators to determine whether they provide any flexibility to the parking requirements for incubators. The results of my informal survey are summarized below:

Municipality	Incubators	How is off-street parking handled?
West Goshen	Artisan Exchange	Same as for any other use
Uwchlan	Innovation Center at Eagleview	Same as for any other use
Tredyffrin	Evolve IP	4 spaces per 1,000 square feet; Zoning Officer notes that off-street parking enforcement can get difficult for incubators, as it’s very difficult to keep track of the business uses that may come and go, so the default requirement is the simplest option.
West Chester	F&M Building; Walnut Street Labs (former)	West Chester adopted a height overlay in it Town Center in 2018 that materially impacted parking requirements for all downtown commercial space, including the F&M Building. In short, the off-street parking requirement was eliminated in the Town Center for any change of use unless 5 or more residential units were being added.

In summary, none of these municipalities treats incubators differently than non-incubators with respect to off-street parking.

Recommended motion: I move that the Planning Commission recommend that the Board of Supervisors amend the Zoning Ordinance to allow for Business Incubators in the I-1, I-2 and BP districts.

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 INCUBATOR" AND "LIGHT INDUSTRY"; PROVIDE FOR BUSINESS INCUBATOR 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 CRITERIA FOR A BUSINESS INCUBATOR.

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 INCUBATOR—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 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 by adding a new subparagraph (33) as follows:

(33) Business Incubator with uses and services 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 by adding a new subparagraph (29) as follows:

(29) Business Incubator with uses and services 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 by adding a new subparagraph (27) as follows:

(27) Business Incubator with uses and services 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 by adding a new subparagraph (ww) as follows:

(ww) Business Incubator in the I-1 District pursuant to § 240-19.C(33), in the I-2 District pursuant to § 240-20.D(29) and in the BP District pursuant to § 240-21.C(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 a Business Incubator:

[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 6. 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 7. 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 8. 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

Janet L. Emanuel, Chair

E. Martin Shane, Vice-Chair

Carmen R. Battavio, Member

Michael P. Lynch, Member

David E. Shuey, Member



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

May 21, 2019

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

Re: Zoning Ordinance Amendment – Business Incubator, Industrial and Business Park Districts
East Goshen Township – ZA-05-19-15895

Dear Mr. Smith:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 6, 2019. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. East Goshen Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 240-6: Business Incubator, and Light Industry.
 - B. Add business incubator with uses and services that are permitted by-right or by conditional use in the I-1 Light Industrial district to the list of uses permitted by conditional use in the I-1 district;
 - C. Add business incubator with uses and services that are permitted by-right or by conditional use in the I-2 Planned Business, Research and Limited industrial District to the list of uses permitted by conditional use in the I-2 district;
 - D. Add business incubator with uses and services that are permitted by-right or by conditional use in the BP Business Park District to the list of uses permitted by conditional use in the BP district; and
 - E. Add standards for a Business Incubator in Section 240-31.C.3(w).

COMMENTS:

2. The County Planning Commission reviewed an earlier version of this amendment on February 8, 2019 (CCPC# ZA-01-19-15734). We acknowledge that the proposed revisions to the draft ordinance language include a revised definition for the term Light Industry. We have no additional comments on the proposed amendment.

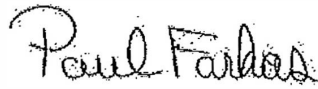
Page: 2

Re: Zoning Ordinance Amendment -- Business Incubator, Industrial and Business Park Districts
East Goshen Township -- ZA-05-19-15895

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, slightly slanted style.

Paul Farkas
Senior Review Planner

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

July 17, 2019

Dear Property Owner:

The purpose of this letter is to inform you that the equitable owner of 1351 Paoli Pike, West Chester, PA 19380, The Hankin Group, "the Applicant", has submitted a sketch plan for review and comment by the Township.

The subject property consists of two parcels, with an area of approximately 8.1 acres, and includes two residential dwellings and several accessory buildings. One of the residential dwellings is a Historic Resource.

The Applicant is proposing to develop the property with residential apartments. The applicant also proposes to save, restore and incorporate the Historic Resource into the proposed development. The property is located in the Business Park (BP) District. The BP district is not currently zoned for residential uses; therefore, the applicant will require the Board of Supervisors to approve a zoning change to accommodate their proposed plan.

The Township Planning Commission has reviewed the proposal and forwarded a recommendation to the Board of Supervisors. The Applicant is currently revising their proposal based on the comments received during the Planning Commission meeting on June 5th and July 10th.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of these types of submissions.

The Board of Supervisors will hold a meeting to discuss this proposal with the Applicant and the public on Tuesday August 20, 2019 at 7:00 PM.

Township meetings are held at the Township Building and are open to the public. The revised plans for this proposal will be available for review during normal business hours at the Township building on or before August 14th. Please give me a call or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,

Mark A. Gordon

Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions