

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Meeting Agenda  
Wednesday, September 4, 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. August 7, 2019**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances**
  - 1. ZEKS, 1302 Goshen Parkway (CU - Request to modify conditions of approval)**
- H. Ordinance Amendments**
  - 1. Zoning Ord. Amendment / Apartments in the Business Park District (BP)**
- I. Old Business
- J. 2019 Goals
- K. Any Other Matter
- L. Liaison Reports
- M. Correspondence
- N. Announcements**
  - 1. BOS to determine date to hold TND Ord. Amendment Public Meeting (Date TBD)**

**Bold Items indicate new information to review or discuss.**

East Goshen Township Planning Commission  
Application Tracking Log

September 4, 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
ZEKS, 1302 Goshen Parkway	CU	Sk	8/27/2019	8/27/2019	NA	NA	8/29/2019		10/2/2019	10/29/2019	10/15/2019	10/25/2019	

**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**  
**August 7, 2019**

The East Goshen Township Planning Commission held a regular meeting on Wednesday, August 7, 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:

**Rick Smith, Township Manager**

**Janet Emanuel, 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 July 10, 2019 meeting were approved as amended.

**C. ORDINANCE AMENDMENTS**

1. Incubator Ordinance - This amendment would apply to I-1, I-2 and BP districts. Parking requirements would remain the same. Rick explained that if a company in BP has a building which is not totally used, they could put offices in the unused section and rent them. They have to get a permit for re-occupancy and change of use. A U&O is required every time someone changes in the incubator. Ernest moved 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 & BP Districts. Dan seconded the motion. The motion passed unanimously.

**D. LIASION REPORTS**

1. Board of Supervisors – Janet thanked the Planning Commission members who made a presentation to the Supervisors. On August 19<sup>th</sup> a meeting with Sunoco will be held at Fugget Middle School. Sunoco has requested 24/7 for work on the pipeline. All residents will receive a notice about this meeting. On August 20<sup>th</sup> the Hankin Group will make a presentation about their sketch plan to change the BP to allow residential apartments. At last night's meeting they discussed the recent Sunoco flare at their facility at Boot Rd and Rt. 202. They turned things off to do maintenance. When they turned it back on there was a loud boom and vibration. Rick mentioned that the County received 4 911 calls, local police went to the facility and the PUC was advised. Janet reported that the Malvern Institute has filed an appeal.

1  
2  
3 **E. ANY OTHER MATTER**

4 **1. Sunoco** - Reasons for the 24/7 request were discussed. Rick mentioned that there is a letter from  
5 Sunoco on the township website.  
6

7 **F. ADJOURNMENT**

8 There being no further business, John made a motion to adjourn the meeting. Mike seconded the  
9 motion. The meeting was adjourned at 7:35 pm. The next regular meeting will be held on  
10 Wednesday, September 4, 2019 at 7:00 p.m.  
11

12  
13 Respectfully submitted, \_\_\_\_\_  
14 *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](mailto:mgordon@eastgoshen.org)

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Date: 8/29/2019

To: Planning Commission

From: Mark Gordon, Township Zoning Officer 

Re: Conditional Use Application  
ZEKS Compressed Air Solutions

Planning Commission Members,

The township has received a Conditional Use (CU) Application from ZEKs Compressed Air Solutions requesting a modification to the approval granted for their use in 1998. Condition six of the approval specifically prohibits outdoor storage other than metal scrap bins.

As you can read in the application, ZEKs has experienced significant growth over the years and is now owned by Ingersoll Rand. The applicant has outlined their need for outdoor storage due to the success of the business and how they will mitigate impacts of this outdoor storage use.

Outdoor storage is permitted as an accessory use in the I-1 Zoning District and standards for that use are listed in §240-32M:

M. Outdoor storage and display, commercial or industrial (not including routine display of vehicles or plants for sale or lease).

(1) Location. Outside storage or display shall not occupy any part of the street right-of-way, any area intended or designed for pedestrian use, any required parking areas or any part of the required front yard.

(2) Size. Outside storage and display areas shall occupy an area of less than 1/2 the existing building coverage. Uses requiring more land area for storage or display may apply for a special exception by the Zoning Hearing Board. In no case shall more than 25% of the lot area be used in outdoor storage or display.

(3) Shielded from view. Outside storage areas shall be shielded from view from the public streets and abutting residential property.

## STAFF COMMENTS

Staff has reviewed the information provided by the applicant and has no objection to the request to amend the conditions of approval eliminating condition #6 however the PC may want to get clarity from the applicant on the following items:

1. Height of Fence: The fence can be 8' tall on this property. The fence should be at least as tall as the items that are trying to be screened.
2. Type of Fence: The proposed fence is described as chain link fencing with privacy slats.

3. What is stored in the storage containers?
4. What operational functions occur within the loading area?
5. To meet the "Shielded from view" standard the PC should determine if additional landscape screening needs to be installed on the south east corner of the loading area (if feasible), along the southern side of the storage area, and along the northern side of the loading area near the new storage container area?

If the PC agrees with the staff comments on the need for additional landscape screening the application will need go to the Conservancy Board for review and comment. If so, the CB will forward comments to the PC for your 10/2 meeting.

# BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY  
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

**FYI**

August 29, 2019

Dear Property Owner:

The purpose of this letter is to inform you that East Goshen Township has received a Conditional Use application for 1302 Goshen Parkway, West Chester, PA 19380, located in the I-1 Light Industrial zoning district. The applicant, ZEKS Compressed Air Solutions, is seeking a modification to a condition of approval from the March 18, 1998 Board of Supervisors approval decision and order. The Applicant is requesting the Township allow Outdoor Storage for their existing manufacturing use, as outlined in §240-32M., of the Zoning Ordinance.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified when Conditional use applications are received. **The meeting dates for this matter are listed below and subject to change without further written notice:**

**September 4, 2019 – Planning Commission (7:00 PM)**

**September 11, 2019 – Conservancy Board (7:00 PM) - IF NEEDED**

**October 2, 2019 – Planning Commission (7:00 PM) - IF NEEDED**

**October 15, 2019 – Board of Supervisors (7:00 PM - Conditional Use Hearing)**

These meetings will be held at the Township Administration Building and are open to the public. The Application is available for review at the Township building during normal business hours. If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceedings, he or she should contact East Goshen Township at 610-692-7171 to discuss how those needs may be accommodated.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

Cc: Casey LaLonde, Township Manager, West Goshen Township  
Township Authority, Boards and Commissions

**EAST GOSHEN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF EAST GOSHEN, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP CODE, AS AMENDED, ENTITLED "ZONING", AMENDING SECTION 240-6 (TITLED "DEFINITIONS; WORD USAGE") SUBSECTION B THEREOF TO ADD A DEFINITION OF "BUSINESS PARK APARTMENTS"; AMENDING SECTION 240-21 (TITLED "BP BUSINESS PARK DISTRICT"), SUBSECTION A TO AMEND THE PURPOSE FOR THE BP DISTRICT; AMENDING SECTION 240-21.C TO ADD A NEW SUBSECTION 27 THERETO TO PERMIT BUSINESS PARK APARTMENTS BY CONDITIONAL USE IN THE BP BUSINESS PARK DISTRICT; AMENDING SECTION 240-22.Q TO ADD A NEW SUBSECTION 10 THERETO TO PROVIDE SIGNAGE STANDARDS FOR BUSINESS PARK APARTMENTS; AMENDING SECTION 240-29 (TITLED "PLANNED APARTMENT DEVELOPMENT") TO ADD AREA AND BULK REQUIREMENTS AND DESIGN STANDARDS FOR BUSINESS PARK APARTMENTS; AND AMENDING SECTION 240-33 (TITLED "OFF-STREET PARKING AND LOADING") SUBSECTION A THEREOF TO ESTABLISH MINIMUM OFF-STREET PARKING REQUIREMENTS FOR BUSINESS PARK APARTMENTS.**

**WHEREAS**, the East Goshen Township Comprehensive Plan of 2015 (the "Comprehensive Plan") provides that the Paoli Pike corridor, and in particular, the Goshen Corporate Park along Paoli Pike and Boot Road, is an area that can be enhanced and/or improved and/or energized, and is within an area identified as a higher land use intensity area; and

**WHEREAS**, the Comprehensive Plan and the Chester County Planning Commission's Report titled, *Commercial Landscape Series Reinventing Office Parks for the 21<sup>st</sup> Century*, both recognize that allowing for new uses and a mix of uses in the corporate parks is important to the long term economic viability of the corporate parks, including the Goshen Corporate Park; and

**WHEREAS**, the Comprehensive Plan and the Paoli Pike Corridor Master Plan also establish a goal of increasing pedestrian circulation along Paoli Pike through the development of the Paoli Pike Trail and pedestrian connections; and

**WHEREAS**, the Goshen Corporate Park is located in the BP Business Park District; and

**WHEREAS**, the Board finds it appropriate to allow for a mix of uses within the BP District, including apartments, in order to encourage the continued economic viability of the Paoli Pike corridor and business park area of the Township;

**NOW THEREFORE BE IT ENACTED AND ORDAINED** by the Board of Supervisors of East Goshen Township, Chester County, Pennsylvania, that Chapter 240 of the East Goshen Zoning Code, entitled, "Zoning", as amended, shall be amended as follows:

**SECTION 1.** Section 240-6.B, titled "Definitions; word usage" shall be amended by adding the following definition:

**"BUSINESS PARK APARTMENTS** - An apartment dwelling permitted in the BP Business Park District which meets the standards in Section 240-29."

**SECTION 2.** Section 240-21.A shall be amended as follows:

"A. Specific intent. In addition to the objectives stated in §§ 240-3 and 240-18, the BP District is intended to encourage the development of a planned campus with office, laboratory or product research facilities and other uses which are compatible with surrounding residential uses and which adhere to the performance standards in § 240-24. Recognizing the changing demands for office space, the BP District also allows Business Park Apartments to be developed to allow for a mix of uses within the District, in order to encourage the continued economic viability of the Paoli Pike corridor and business park area of the Township."

**SECTION 3.** Section 240-21.C shall be amended by adding a new subsection (27) which shall provide as follows:

"(27) Business Park Apartments in accordance with the standards in Section 240-29 and on a lot or lots that have frontage on an arterial road."

**SECTION 4.** Section 240-22.Q, titled "Signs", shall be amended by adding a new subsection (10) which shall provide as follows:

"(10) Signs for Business Park Apartments and convenience commercial facilities in a Business Park Apartment development in accordance with the following regulations:

(a) Wall sign.

[1] One wall sign not to exceed 32 square feet in area for a Business Park Apartment.

[2] One wall sign not to exceed 24 square feet in area shall be permitted for each convenience commercial establishment located in a Business Park Apartment development.

(b) Freestanding sign. One sign along each street frontage, each of which shall not exceed 32 square feet.

(c) A nonilluminated window sign not to exceed 20% of window area to which it is attached shall be permitted for a convenience commercial facility in a Business Park Apartment development."

**SECTION 5.** Section 240-29 shall be revised as follows:

**"§ 240-29. Planned Apartment Development and Business Park Apartments.**

A. Specific intent. The intent of this section is to provide regulations that encourage well-planned and well-designed apartment developments appropriate to the district and in harmony with adjacent existing development.

B. Applicability. This section shall apply to any apartment development, including Business Park Apartments permitted in the BP Business Park District.

C. Standards for apartment dwellings and Business Park Apartments. The following standards shall be observed:

- (1) Central water and sewer. All apartments shall be serviced by centralized water and centralized sewage disposal systems.
- (2) Underground utilities. All utilities shall be placed underground.
- (3) Minimum lot area. Apartment developments shall provide a lot area of at least four acres and a minimum average of 3,000 square feet of lot area per dwelling unit on the lot; provided that Business Park Apartments shall provide a lot area of at least seven acres and a minimum average of 2,000 square feet of lot area per dwelling unit on the lot.
- (4) Maximum building coverage. The maximum building coverage shall be 20% and the maximum impervious surface coverage shall be 40%; provided that Business Park Apartments shall have a maximum building coverage of 30% and a maximum impervious surface coverage of 50%.
- (5) Setbacks. All principal buildings shall be at least 50 feet from all street right-of-way lines and property lines; provided that Business Park Apartment buildings shall have a minimum setback from an arterial street of 75 feet, a minimum setback of 50 feet from a collector street, a minimum side yard of 25 feet and a minimum rear yard of 50 feet.

Garages shall be at least five feet from all side and rear property lines and at least 50 feet from all street right-of-way lines.

- (6) **Maximum height/Stories.** Maximum height of all buildings shall not exceed 45 feet and three stories; provided that the maximum building height of a Business Park Apartment shall not exceed 35 feet and three stories.
- (7) **Building separations.** Each building with three or fewer stories shall:
  - (a) Have a maximum length of each wall of 100 feet in horizontal length.
  - (b) Be separated from each other building by at least 25 feet.
  - (c) Be separated from each other building by at least 1.5 times the height of the tallest building.
- (8) **Maximum dwelling unit size.** No dwelling unit within an apartment development shall contain more than two bedrooms. No more than 40% of the total number of dwelling units shall contain two bedrooms, except that for Business Park Apartments no more than 50% of the total number of dwelling units shall contain two bedrooms.
- (9) **Building location, orientation and design.** The location, orientation and design of all buildings should give consideration for site terrain and other natural features and conform with site design principles outlined in the Township Comprehensive Plan.
- (10) **Recreation/open spaces.** One or more recreation/common open spaces (each with a minimum area of 2,500 square feet) shall be provided, whose total area equals at least 200 square feet per dwelling unit. All recreation/common open spaces shall be located in areas suitable for outdoor active or passive recreation (such as outdoor relaxation, walking and/or gardening). Only recreation spaces at least 20 feet from any building shall count towards the minimum required recreation/common open space. The types of recreation areas shall relate to the expected breakdown of ages of residents of the units.
- (11) **Driveways.** The following minimum cartway widths shall be provided for any driveway within an apartment development:

<b>Function</b>	<b>Minimum Cartway Width (feet)</b>
One-way traffic, no parking	9
Two-way traffic, no parking	18
One-way traffic, parallel parking on one side	18
Two-way traffic, parallel parking on one side	27

<b>Function</b>	<b>Minimum Cartway Width (feet)</b>
Two-way traffic, parallel parking on two sides	34

- (12) Off-street parking. The off-street parking requirements of § 240-33 shall be complied with.

**D. Convenience commercial within an apartment development.**

- (1) The following uses, not including an adult use, may be permitted in an apartment development, when authorized by the Board of Supervisors in accordance with § 240-31, provided that all requirements of this section are met:
  - (a) Convenience stores, including the sale of groceries and food products, hardware, newspapers and magazines, drugs and variety items.
  - (b) Personal service establishment, including tailor, barber shop, beauty salon, dressmaker and shoe repair.
  - (c) Gift shops, including cameras, books, stationery, cosmetics, candy, cigarettes and tobacco, flowers, hobbies, jewelry and crafts.
  - (d) Standard restaurant without drive-through service.
  - (e) Professional office, including offices of attorneys, accountants, physicians, dentists, realtors, insurance or financial consultants, brokers, engineers, architects or other recognized profession.
  - (f) Financial institution, including bank, savings and loan and commercial loan office.
- (2) No more than 2,400 square feet of floor area of convenience commercial uses shall be permitted for each 100 dwelling units or part thereof. No single convenience commercial use shall exceed 3,000 square feet.
- (3) Convenience commercial uses shall be considered as a part of the total apartment development and shall comply with all of the requirements of Subsection C.
- (4) Any commercial convenience uses permitted in a planned apartment development shall be located within a building that does not contain



dwellings. If more than one commercial establishment is to be provided, all such establishments shall be within a single building.

- (5) Signs for a convenience commercial development shall be provided in accordance with § 240-22.P(4) of this chapter if located in the C-4 Zoning District, § 240-22.O(3), if located in the R-4 and R-5 Zoning Districts, and § 240-22.Q(10) if located in the BP District."

**SECTION 6.** The Chart of Minimum Off-Street Parking Requirements contained in Section 240-33.A, titled "Off-Street Parking and Loading" shall be revised to add the following parking regulation for Business Park Apartments.

"B. Residential Uses.

Use	Minimum Off-Street Parking Spaces	Plus the Following Minimum Off-Street Parking Spaces
7. Business Park	1.3 spaces per 1 bedroom dwelling unit	---
	1.6 spaces per 2 bedroom dwelling unit"	--

**SECTION 7. 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 8. 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 9. 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

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Louis F. Smith, Secretary

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Janet L. Emanuel, Chair

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E. Martin Shane, Vice-Chair

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Carmen R. Battavio, Member

---

Michael P. Lynch, Member

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David E. Shuey, Member

## East Goshen Township

To: Township Zoning Officer

Name of Applicant: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Address: \_\_\_\_\_

Tax Parcel Number: \_\_\_\_\_ Zoning District: \_\_\_\_\_ Acreage: \_\_\_\_\_

Description of proposed use:

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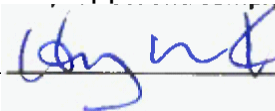
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Conditional Use is provided in Zoning Ordinance Section: \_\_\_\_\_

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

Signature of Applicant



Date

Attest: \_\_\_\_\_

**\* Review the formal Planning Commission review procedure on page three.**

## Conditional Use Application and Checklist

### **Township Administration use only:**

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the state of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application process and the Review Process. The application process must be completed in its entirety prior to the applications advancement into the Review Process.

### **Application Checklist:**

<b><u>Item</u></b>	<b><u>Date Complete</u></b>
1. Completed Township Application Form: .....	_____
2. All related materials submitted: .....	_____
3. Township application and review fees paid: .....	_____

Application accepted as complete on \_\_\_\_\_ by \_\_\_\_\_

Official Signature: \_\_\_\_\_ Title: \_\_\_\_\_

### **Review Process Checklist**

<b><u>Item</u></b>	<b><u>Date</u></b>
1. Start date: .....	_____
2. Date of first formal Planning Commission Meeting following Submission of complete application: .....	_____
3. Sent to Twp. Engineer: .....	_____
4. Date presented to Planning Commission: .....	_____
5. Abutting Property Letter sent: .....	_____
6. Date sent to CB: .....	_____
7. Date sent To MA: .....	_____
8. Date sent to HC: .....	_____
9. Date sent to PRB: .....	_____
10. Date sent to TAB: .....	_____
11. Date by which the PC must act: .....	_____
12. Date by which Board of Supervisors must act: .....	_____
13. Drop Dead Date; (Day 60): .....	_____
14. Conditional Use Hearing Date: .....	_____
15. Dates of hearing advertisement:.....	_____ & _____
16. Property Posted: .....	_____

## **East Goshen Township Planning Commission**

### **Procedure for processing Subdivision, Land Development, Conditional Use, Variance, and Special Exception Applications**

**August 19, 2002**

**2<sup>nd</sup> Revision: March 2, 2006**

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
2. All materials to be considered at the next regular meeting of the Planning Commission must be submitted with at least eleven (11) copies to the Township Staff by not later than close of business the previous Tuesday. Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting.
3. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Commission after the complete application is filed. The application review cycle for Conditional Use, Variance, and Special Exception Applications shall begin the day a complete application is filed with the Township.
4. Applicants should not distribute material to the Commission during a meeting unless it is directly related to the initial presentation of the application. All materials for the Planning Commission, including any material to be used at a meeting, must be delivered to the Township Staff not later than close of business the previous Tuesday.
5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.



**ZEKS Compressed Air Solutions**

1302 Goshen Parkway  
West Chester, PA 19380

Phone: 610-692-9100 800-888-2323

Fax: 610-692-9192

Web: [www.zeks.com](http://www.zeks.com)

August 27, 2019

Mark Gordon  
Township Zoning Officer  
East Goshen Township

RE: Conditional Use Revision Request

Mark,

ZEKS Compressed Air Solutions is currently owned by Ingersoll Rand and leases the facility at 1302 Goshen Parkway which is located in zoning district I-1 and the Tax Parcel Number is 53-3-1.22.

The property is owned by Thomson Logistics Assets, LLC c/o Mapletree US Management LLC with their corporate address at:

5 Bryant Park Suite, Suite 2800  
New York, NY 10018

The property is managed by their local representative, Alexander Esposito of Exeter Property Group with his address being at:

101 West Elm Street, Suite 600  
Conshohocken, PA 19428  
Tel: (609) 868-4071

We were recently granted a "Temporary Permit for Outdoor Storage" from the township. This is in reference to clause 6 of the original Conditional Use Approval which stated "No materials and / or products shall be stored outside except for bins containing scrap materials and the trash dumpster...." that was originally issued March 18, 1998 prior to the construction of our current facility.

We are now seeking a permanent revision to clause 6 and our proposed plan is outlined below.

### **Background**

Prior to moving to East Goshen, our business was originally located in Malvern and was comprised of two smaller factories. The previous owner of the business elected to move the business to West Chester and construct a larger facility to consolidate both buildings in effort to streamline the operation. The previous owner had also owned the land at our current East Goshen location and determined that the new facility would allow for nominal growth as a privately held company.

However, with the sale of the business to Ingersoll Rand in 2006, our revenues have nearly tripled and inventory management is a critical part of cost effectively managing our business growth. This includes the need for high inventory turns and the addition of storage containers located at the rear of the property in order to manage the higher inventory levels needed to sustain on-going business growth.

We have evaluated the prospect of leasing a small storage warehouse for our raw materials but found that it was cost prohibitive.

When the original conditional use was granted, this level of growth was not factored into the design of the facility at that time and there was not a need to improve the space utilization of the rear storage area.

### **Proposal**

We are seeking a request to permanently revise clause 6 of our conditional use which was originally granted on March 18, 1998. The request to revise this is based on:

1. Meeting the on-going growth targets of our business in an efficient and cost effective manner;
2. Improving the utilization of the outdoor space without conflict to the East Goshen Zoning Ordinances.
  - a. Zoning code 240-24(E) permits outdoor storage provided that "outdoor storage facilities for raw materials.....shall be enclosed by a fence of a type, construction, and size as shall be adequate to protect and conceal the facilities from any adjacent properties....."
3. Continuing to promote:
  - a. Desired use of this commercial space
  - b. Stable industry
4. Helping to strengthen the growth of our business in a cost effective manner which also simultaneously helps to strengthen the economic base of East Goshen Township.
5. Protecting the character of the business and conserve the value of the property as a whole.

6. Continuing to protect the environment and promoting high environmental standards. All Ingersoll Rand factories are required to meet environmental sustainability targets as a part of our operation.

Our proposed plan is to:

1. Installation of a 6 foot tall chain link fence with an automated security gate that would surround the perimeter of the, 38,514 square foot rear shipping & receiving area parking lot. The security fence would also contain for privacy slats as a method of shielding the interior areas. Trees would also be provided as required for additional shielding.
  - a. The automated gate would operate automatically to permit for vehicle traffic flow and would be closed normally.
2. The storage containers in the existing area would be relocated to the perimeter areas of the shipping and receiving lot and would be shielded by fencing and new plantings that would act as screening.

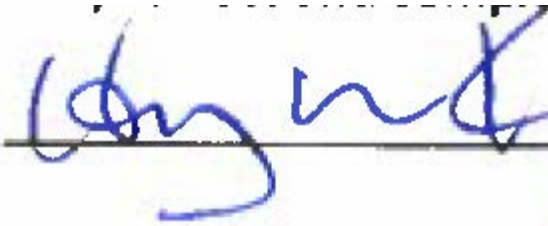
Our business is planning to spend \$55K on an outdoor fencing system that will both meet the requirements of East Goshen zoning code 240-24(E) necessary to meet the revision to clause 6 of our conditional use form and it will also help to improve the security of our rear shipping and receiving area while also improving our space utilization.

The attached files also includes the supporting information for this revision request.

We have also obtained approval from the building owner, Thompson Associates for the proposed work outlined above.

If there are any questions, please let me know.

Sincerely,



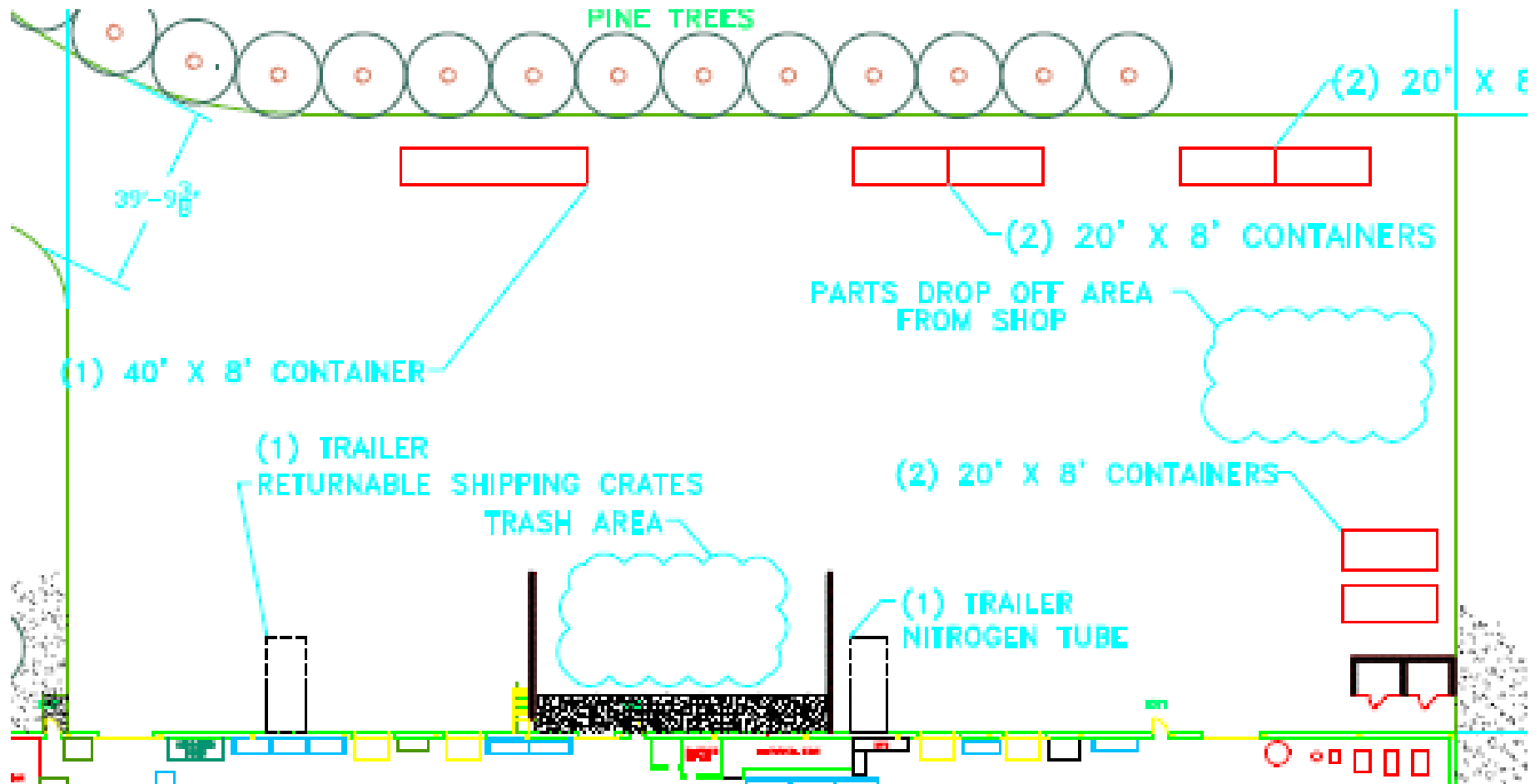
Henry Mark  
Engineering Manager  
ZEKS Compressed Air Solutions (Subsidiary of Ingersoll Rand)



# **ZEKS Compressed Air Solutions**

# Current State ZEKS Compressed Air Solutions

## Current Outdoor Storage Layout – Received Temporary Variance For Existing Layout



# Outdoor Shipping & Receiving Area

## **ZEKS Compressed Air Solutions**



### Security & Outdoor Storage Upgrade

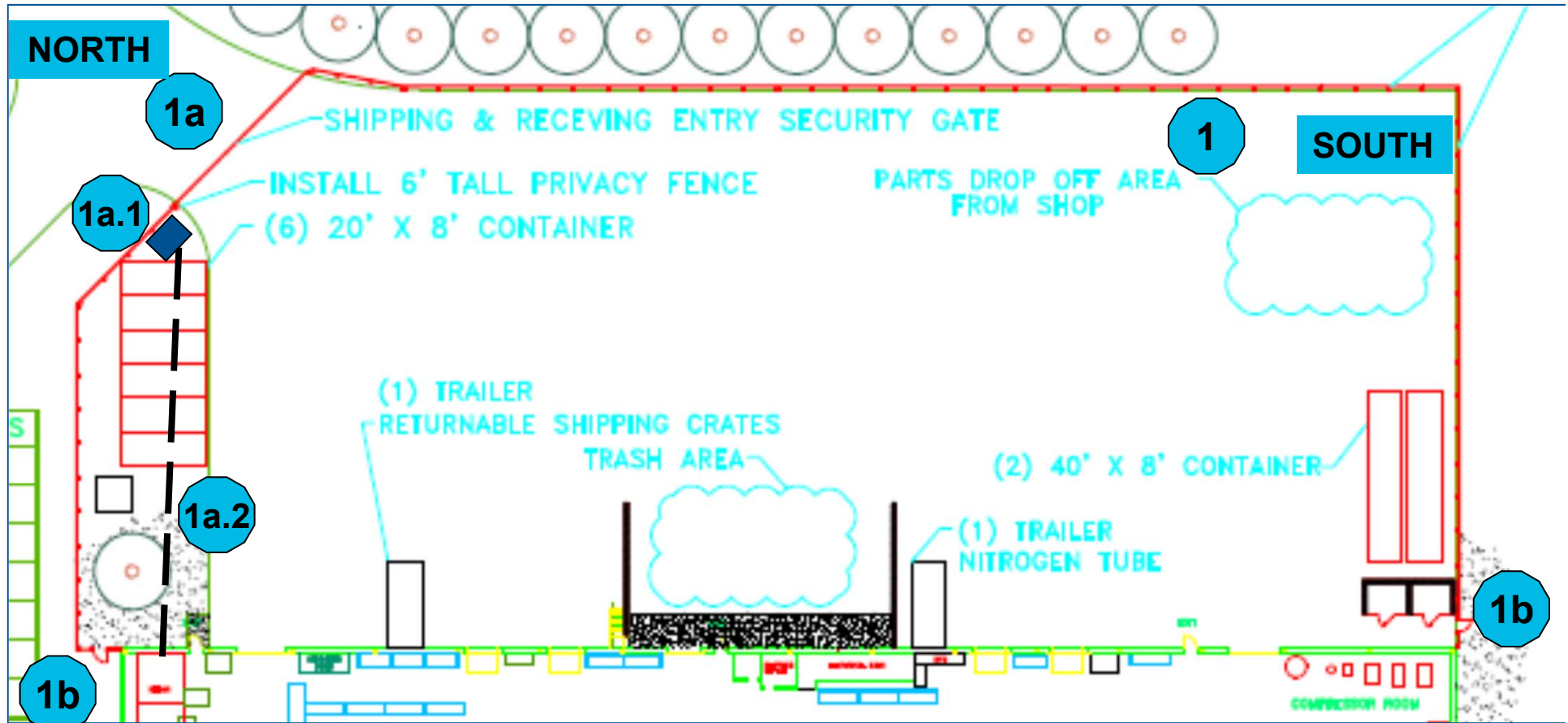
- Install security fencing along rear shipping area with automated gate.
- Estimated Cost: \$55K
- Capital Project – Implementation by April 2020.

### Project Objectives

- Provide additional shielding of rear area from street view in order to meet local zoning ordinances regarding outdoor storage requirements.
  - East Goshen 240-24(E)

## Rear Receiving & Shipping Area Security Upgrade

## Future State ZEKS Compressed Air Solutions

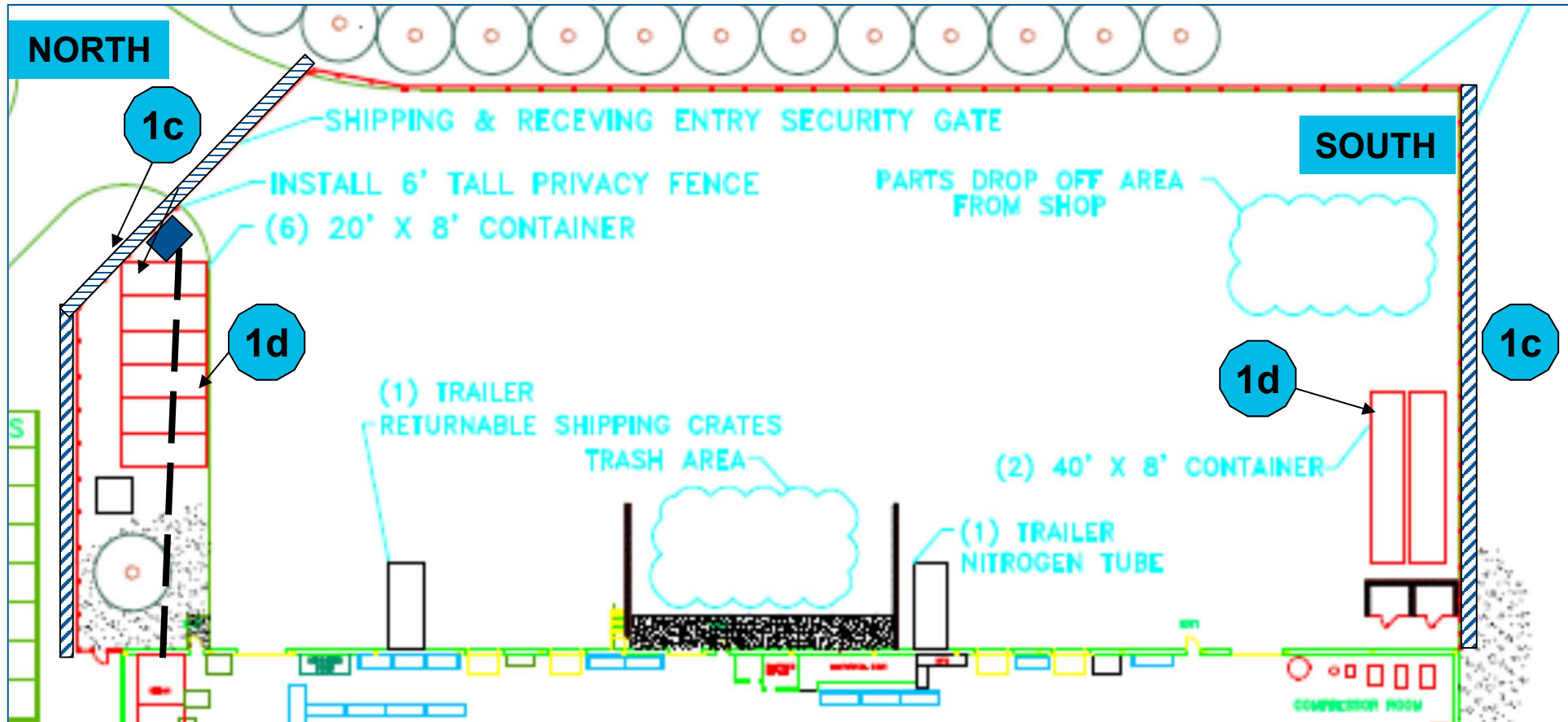


### Security Upgrade Program

1. Installation of 6' tall perimeter security fence for rear area – Fence posts to be installed in grass.
  - a. Install automated sliding security gate by rear driveway with door operator (1a.1) & sensors. Underground power cable (1a.2) installed from operator to inside conduit run & wired to breaker panel.
  - b. (2) security gates (1b) – Installed at North & South portion of building. Gates will be locked but will allow for egress out of rear secured area.

## Rear Receiving & Shipping Area Fence Installation

## Future State ZEKS Compressed Air Solutions



### Security Upgrade Program

1. Installation of 6' tall security fence along rear of building – Fence posts to be installed in grass.
  - c. Fencing along north and south part of rear area would include privacy slats to provide additional visual shielding from street view.
  - d. Storage containers to be located around perimeter of rear lot area and shielded from view of the street by the security fencing and natural plantings (not shown on drawing).



BOARD OF SUPERVISORS  
EAST GOSHEN TOWNSHIP

CHESTER COUNTY  
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

March 18, 1998

Mr. Tim Townes  
J. Loew & Associates  
55 Country Club Lane, Suite 200  
Downingtown, PA 19335

Re: Conditional Use Application of J. Loew & Associates Inc./Zeks Air Dryer Corporation  
1302 Goshen Parkway in the Goshen Corporate Park - West (Tax Parcel #53-3-1.22)

At their meeting on March 17, 1998 the Board of Supervisors approved the Conditional Use Application of the Zeks Air Drier Corporation to construct a 120,000 sq./ft. facility in two phases (+-75,000 sq./ft. in phase one and +-45,000 sq./ft. in phase two) with the following conditions:

1. Pursuant to Section 510.2m of the Zoning Ordinance, the Use shall not be transferred to another party without the authorization of the Board of Supervisors.
2. That a minimum of one parking space for each employee on the largest shift shall be provided. The number of employees on any shift shall not, in any case, exceed the allotted number of spaces for employee parking as shown and designated on the approved Final Subdivision and Land Development Plan(s).
3. That all landscaping will be maintained, including replacement, if necessary, by Zeks.
4. That the applicant shall report any reportable spill of hazardous material, at the same time it is reported to any other governmental agency or regulating body, to East Goshen Township.
5. That, as agreed to by the applicant, the building will be faced on all four sides, including the expansion wall, with brick.
6. That no materials and/or products shall be stored outside except for the bins containing the scrap materials and the trash dumpster. The bins and the trash dumpster shall be screened in accordance with Section 506.3d. of the Zoning Ordinance and furthermore, between the hours of 9:00 P.M. and 7:00 A.M. scrap materials shall not be placed into the bins nor shall the bins or the trash dumpster be removed for emptying.
7. That all government permits and approvals, including, but not limited to OSHA and DEP, shall be obtained by the Applicant.

BOARD OF SUPERVISORS  
EAST GOSHEN TOWNSHIP

8. That the applicant shall obtain Final Land Development Plan Approval by the Board of Supervisors in accordance with the Ordinances of East Goshen Township.
9. All ordinances and regulations of East Goshen Township shall be adhered to and complied with.
10. That the use be in conformance with the testimony and exhibits that have been entered at the hearing.
11. That these conditions shall apply to Zeks, its successors and assigns.

At the meeting you indicated that these conditions were acceptable to Zeks Air Dryer Corporation.

Sincerely,



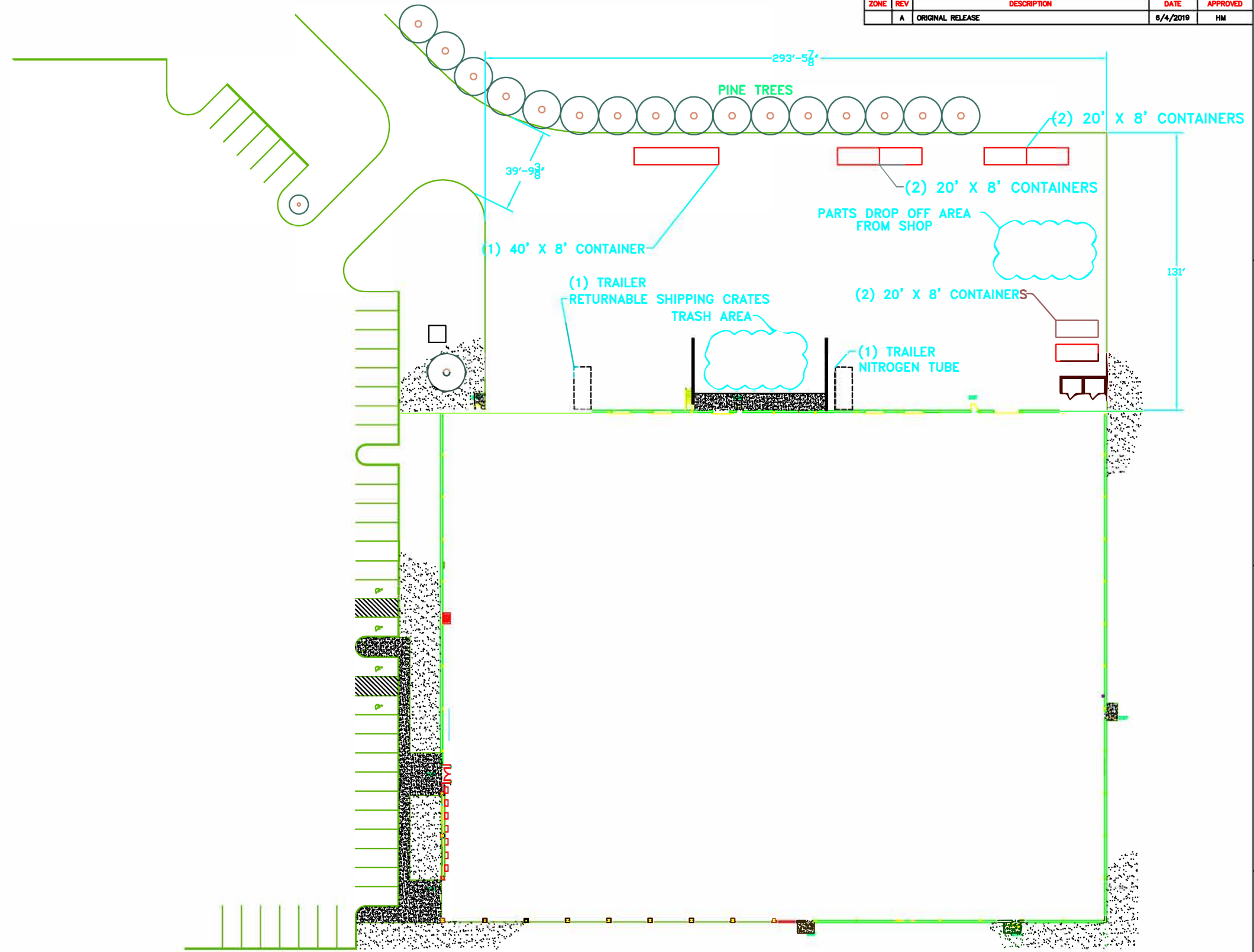
Louis F. Smith, Jr.  
Township Manager

cc: Ron Nagle, Esquire  
Planning Commission  
Sharon Lynn, West Goshen Township Manger  
Andrew Kowalski, Zeks

6 5 4 3 2 1



DWG NO.		SH	REV	1	
REVISIONS					
ZONE	REV	DESCRIPTION		DATE	APPROVED
	A	ORIGINAL RELEASE		6/4/2019	HM



OUTDOOR STORAGE CONTAINERS  
(190604)

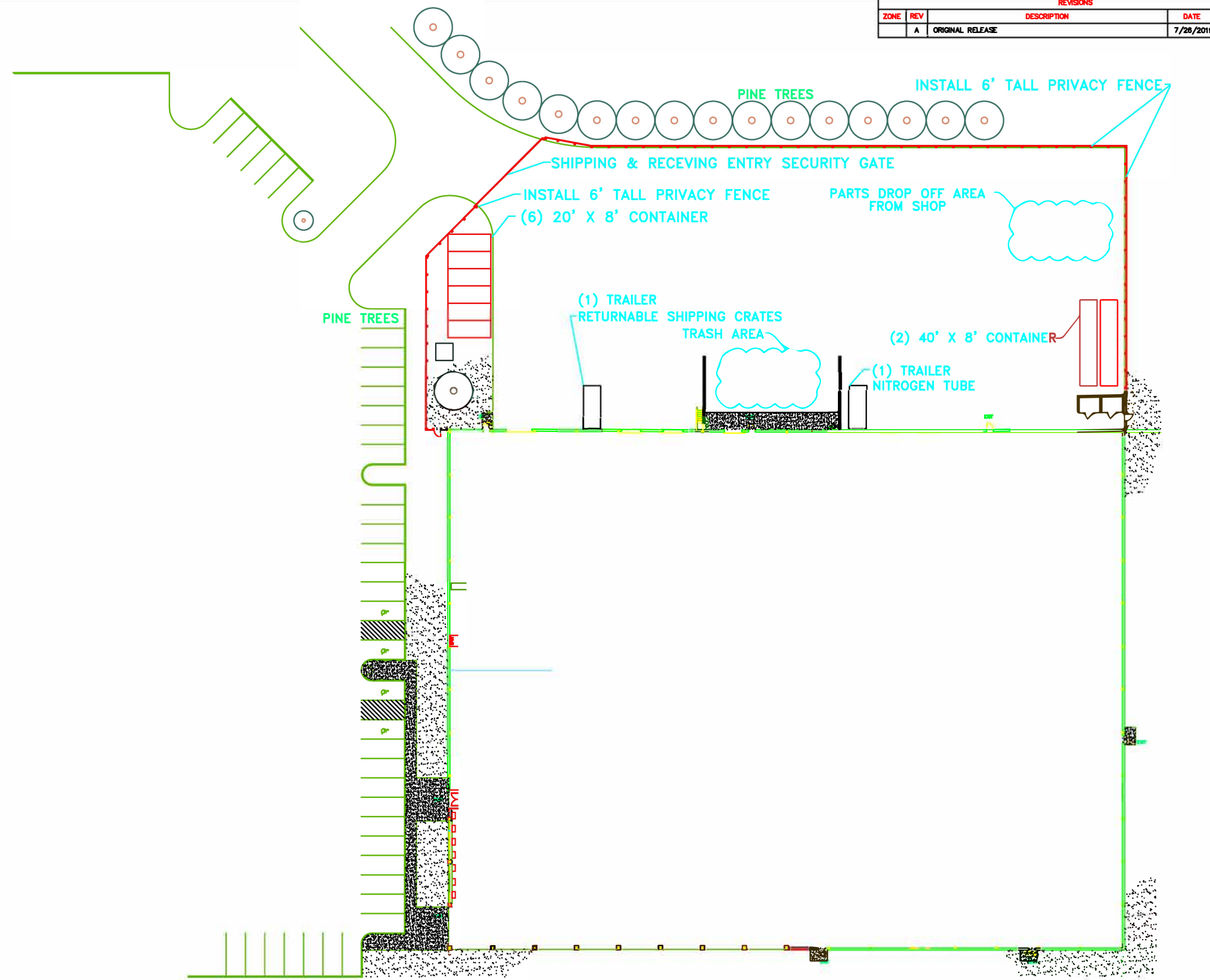
NOTICE: THIS DRAWING EMBODIES A CONFIDENTIAL PROPRIETARY DESIGN OWNED BY ZEKS AND ALL PATENT RIGHTS AND DESIGN. MANUFACTURING THE SAME ARE EXPRESSLY RESERVED TO ZEKS. THIS DRAWING IS SUBMITTED UNDER A CONFIDENTIAL RELATIONSHIP FOR A SPECIFIED PURPOSE AND THE RECIPIENT HEREOF BY ACCEPTING THE DRAWING ASSUMES CUSTODY THEREOF AND AGREES NOT TO DISCLOSE ANY INFORMATION REGARDING IT TO ANY UNAUTHORIZED PERSON, TO ALTER THIS DRAWING IN ANY WAY, OR TO INCORPORATE THIS PROPRIETARY DESIGN OR THE SUBSTANCE OF IT EITHER IN WHOLE OR IN PART IN ANY EQUIPMENT, NOR USE IT FOR THE MANUFACTURE OF ANY PARTS.

QTY REQD	PART OR IDENTIFYING NO.	NOMENCLATURE OR DESCRIPTION	MATERIAL SPECIFICATION	ITEM NO.
PARTS LIST				
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES ARE:		1302 Goshen Parkway West Chester, PA. 19380		
FRACTIONS ±	DECIMALS .XX ± .XXX ±	ANGLES ± ANGLE	ZEKS COMPRESSED AIR SOLUTIONS*	
MATERIAL	DRAWN SAJ	DATE 6/4/2019	ZEKS_FACILITY CURRENT_STATE	
FINISH	CHECKED HM	DATE 6/4/2019		
DO NOT SCALE DRAWING	SHEET	SIZE B		
	SCALE NOT TO SCALE	DWG NO. #5	REV	





DWG NO.		SH	REV	1	
REVISIONS					
ZONE	REV	DESCRIPTION		DATE	APPROVED
	A	ORIGINAL RELEASE		7/28/2019	HM

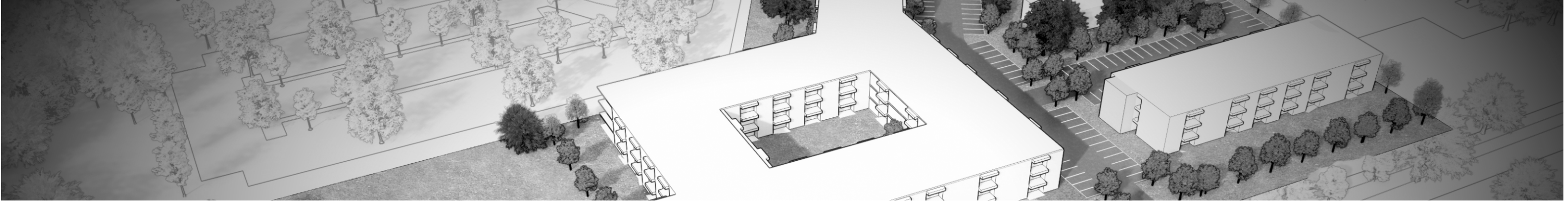


OUTDOOR STORAGE CONTAINER  
LAYOUT PROPOSAL  
(190726)

NOTICE: THIS DRAWING EMBODIES A CONFIDENTIAL PROPRIETARY DESIGN OWNED BY ZEKs AND ALL PATENT RIGHTS AND DESIGN. MANUFACTURING THE SAME ARE EXPRESSLY RESERVED TO ZEKs. THIS DRAWING IS SUBMITTED UNDER A CONFIDENTIAL RELATIONSHIP FOR A SPECIFIED PURPOSE AND THE RECIPIENT HEREOF BY ACCEPTING THE DRAWING ASSUMES CUSTODY THEREOF AND AGREES NOT TO DISCLOSE ANY INFORMATION REGARDING IT TO ANY UNAUTHORIZED PERSON, TO ALTER THIS DRAWING IN ANY WAY, OR TO INCORPORATE THIS PROPRIETARY DESIGN OR THE SUBSTANCE OF IT EITHER IN WHOLE OR IN PART IN ANY EQUIPMENT, NOR USE IT FOR THE MANUFACTURE OF ANY PARTS.

QTY REQD	PART OR IDENTIFYING NO.	NOMENCLATURE OR DESCRIPTION	MATERIAL SPECIFICATION	ITEM NO.
PARTS LIST				
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES ARE:		1302 Goshen Parkway West Chester, PA. 19380		
FRACTIONS ±	DECIMALS .XX ± .XXX ±	ANGLES ± ANGLE	ZEKs COMPRESSED AIR SOLUTIONS*	
MATERIAL	DRAWN SAJ	DATE 7/28/2019	ZEKS_FACILITY FUTURE_STATE	
FINISH	CHECKED HM	DATE 7/28/2019	DWG NO. #6	
DO NOT SCALE DRAWING	SHEET	SCALE NOT TO SCALE	SIZE B	REV

PAOLI PIKE APARTMENTS | *East Goshen Township, PA* 2019.07.16



**NORR**  
ARCHITECTS ENGINEERS PLANNERS



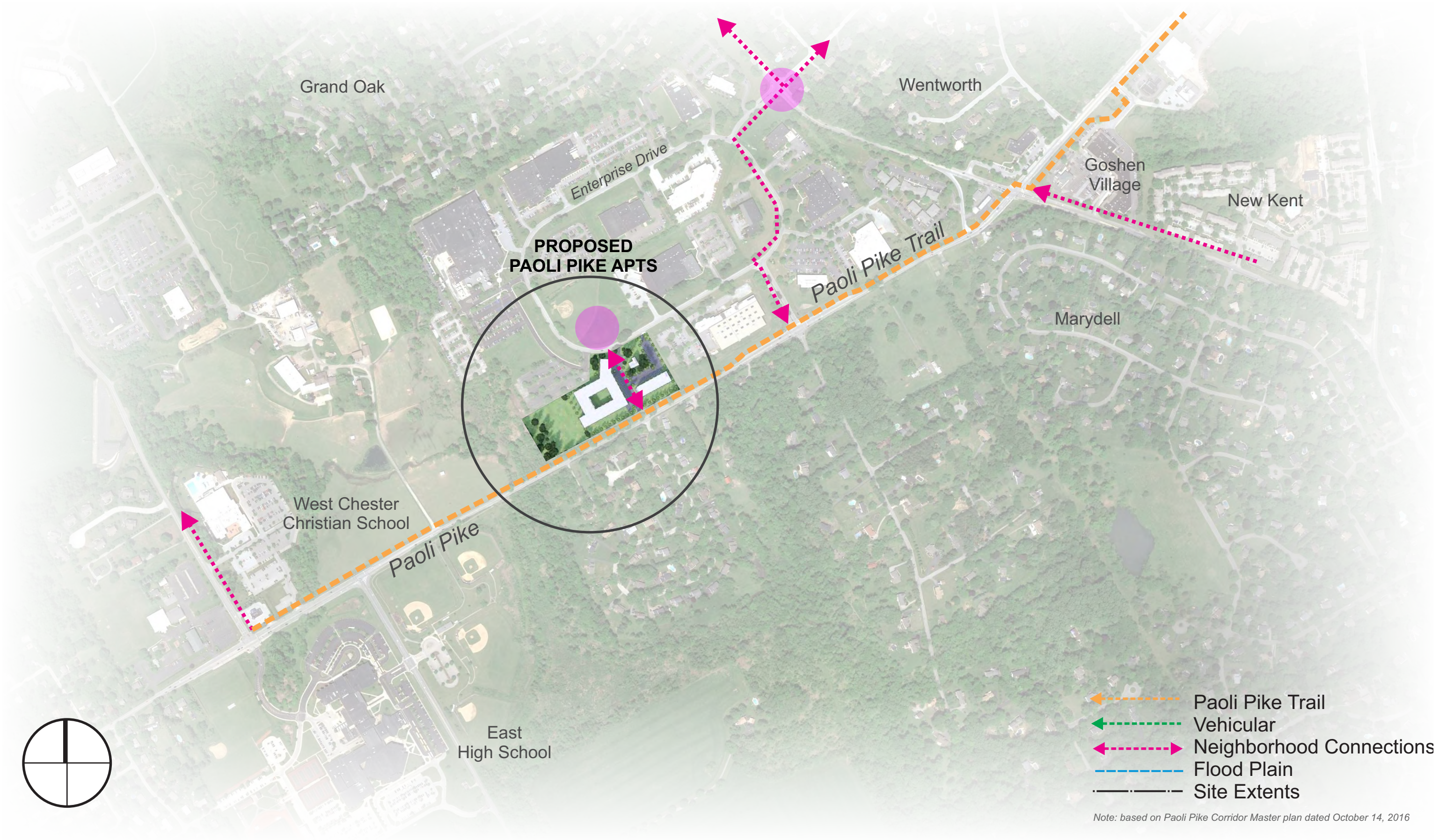
**Services:**  
Architecture  
Interior Design  
Structural Engineering  
MEP Engineering

**Contact Us**  
  
One Penn Center  
1617 JFK Boulevard  
Ste 1600  
Philadelphia, PA 19103

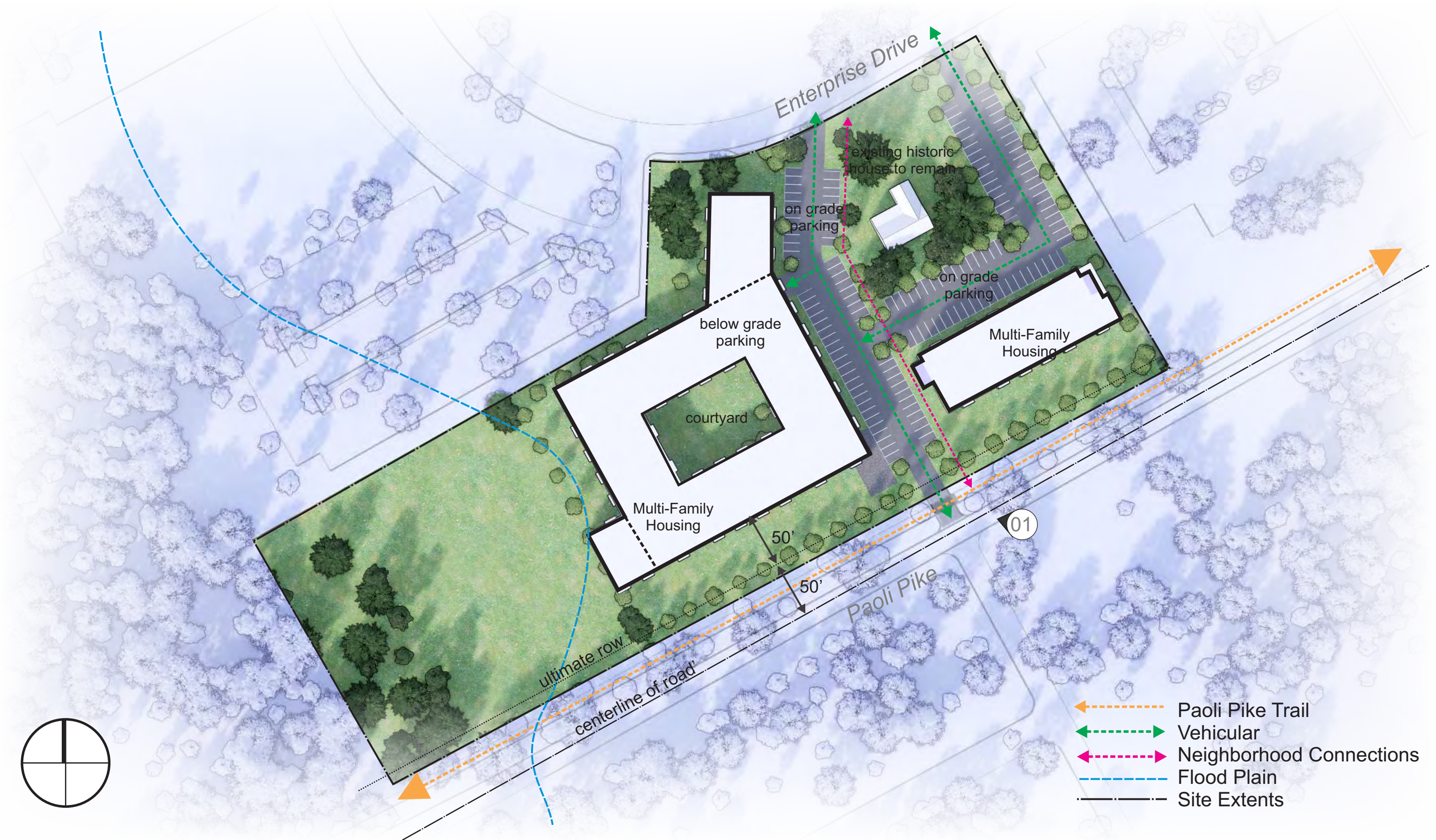
10 Liberty Boulevard  
Malvern, PA 19355

215.525.4849 [www.norr.com](http://www.norr.com)













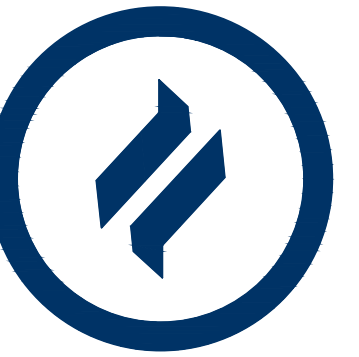




# The Hicks Tract

Proposed Apartments  
1351 Paoli Pike  
East Goshen Township, Chester County, PA





Civil Engineering  
Land Planning  
Environmental  
[www.DLHowell.com](http://www.DLHowell.com)

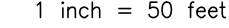
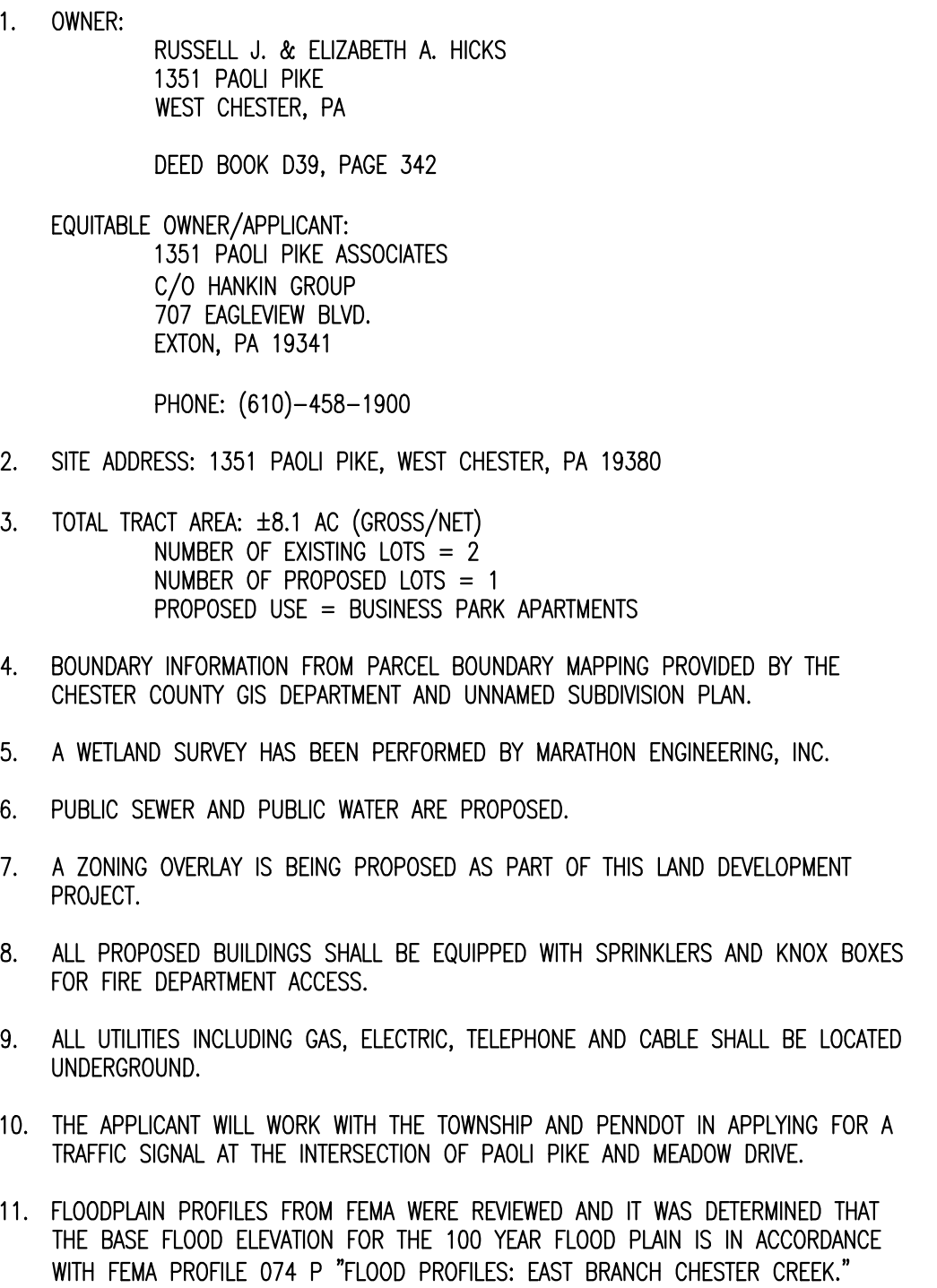
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10

SKETCH PLAN

CLIENT: HANKIN GROUP  
PROJECT: THE HICKS TRACT  
LOCATION: 1351 PAOLI PIKE  
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA

DATE:	08/12/2019
LE:	1"=50'
DRAWN BY:	ALS
CHECKED BY:	RBV
SHEET NO.:	3563
FILE:	3563-SK4 08-06-2019.dwg
DATE:	08/12/2019
SHEET NO.:	SK-1
ET	01 OF 01



---	EX. PROPERTY LINE	242	---	EXISTING CONTOUR	☐	PROP. LIGHT POLE	—E	PROP. ELEC. LINE
---	PROPOSED PROPERTY LINE	[242]	---	PROPOSED CONTOUR	—X	EX. FENCE	—O—	PROP. UTILITY POLE
---	EX. RIGHT-OF-WAY	X 123.00	---	EXISTING SPOT ELEV.	483	EX. MAIL BOX	—O—	PROP. UTILITY POLE
---	PROP. RIGHT-OF-WAY	X 123.00	---	NEW SPOT ELEV.	---	EX. SIGN	—e	EX. GUY ANCHOR
---	PROPOSED RIGHT-OF-WAY	GEB2	---	SOLKS TYPE	---	PROP. SIGN	---	EX. GAS LINE
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○	PROP. MONUMENT	---	---	EX. CONC. CURB	---	PROP. PARKING SPACES	---	EX. GAS VALVE
○	EX. IRON PIPE	---	---	EX. CONC. CURB	(TBR)	TO BE REMOVED	6.00	PROP. GAS VALVE
●	PROP. IRON PIPE	---	---	PROP. CONC. CURB	---	EX. TELE. LINE	==	EX. STORM SEWER LINE
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---	EX. WETLANDS	---	---	PROP. EDGE OF PAVING	---	---	---	---
---	---	---	---	EX. LIGHT POLE	---	---	---	---

Q:\CML 3D JOBS\3563\3563 SKETCH PLANS\DWG\3563-SK4 08-06-2019.DWG

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TRAFFIC PLANNING AND DESIGN, INC.

[WWW.TRAFFICPD.COM](http://WWW.TRAFFICPD.COM)

**August 7, 2019**

Mr. Neal Fisher  
The Hankin Group  
707 Eagleview Boulevard  
Exton, PA 19341

**RE: Hicks Tract – Traffic Evaluation**

*East Goshen Township, Chester County, PA*  
TPD No. HANK.00024

Dear Neal:

As requested, Traffic Planning and Design, Inc. (TPD) has conducted a preliminary traffic evaluation for the Hicks Tract located in East Goshen Township, Chester County, PA. The subject property is bound by Enterprise Drive to the north and Paoli Pike (SR 2014) to the south. The two (2) following development options were evaluated:

- » 90,000 square-foot office building with access to Enterprise Drive;
- » 170 apartments (85 one-bedroom units and 85 two-bedroom units) with access to Enterprise Drive and to Paoli Pike, opposite Meadow Drive.

The sketch plans for both development options are **attached**.

**Trip Generation**

Trip generation rates for the proposed site were obtained from the manual *Trip Generation*, Tenth Edition, 2017, an Institute of Transportation Engineers (ITE) Informational Report. The following land uses from *Trip Generation* were used to calculate the number vehicular trips the development would generate during the average weekday, weekday A.M. and weekday P.M. peak hours:

- » Office: Land Use Code 710 - General Office Building
- » Apartments: Land Use Code 221 - Multifamily Housing (Mid-Rise)

The trip generation rates are shown in **Table 1**, and the trip generation comparison for the two (2) development options are summarized in **Table 2**.



**TABLE 1**  
**ITE TRIP GENERATION DATA**

Land Use	ITE #	Time Period	Equations/Rates	Entering %	Exiting %
Office	710	Weekday A.M. Peak Hour	$T = 0.94*(X) + 26.49$	86%	14%
		Weekday P.M. Peak Hour	$\ln(T) = 0.95*\ln(X) + 0.36$	16%	84%
		Weekday (24-Hour Total)	$\ln(T) = 0.97*\ln(X) + 2.50$	50%	50%
Apartments	221	Weekday A.M. Peak Hour	$T = 0.36*(X)$	26%	74%
		Weekday P.M. Peak Hour	$T = 0.44*(X)$	61%	39%
		Weekday (24-Hour Total)	$T = 5.44*(X)$	50%	50%

**TABLE 2**  
**TRIP GENERATION COMPARISON**

Development Options	New Trips		
	Total	Enter	Exit
Weekday A.M. Peak Hour			
90,000 square-foot Office	111	95	16
170 Apartments	61	16	45
<b>Difference</b>	<b>-50</b>	<b>-79</b>	<b>+29</b>
Weekday P.M. Peak Hour			
90,000 square-foot Office	103	16	87
170 Apartments	75	46	29
<b>Difference</b>	<b>-28</b>	<b>+30</b>	<b>-58</b>
Average Weekday (24-Hour Total)			
90,000 square-foot Office	959	479	480
170 Apartments	925	462	463
<b>Difference</b>	<b>-34</b>	<b>-17</b>	<b>-17</b>

As shown in **Table 2**, the 170 apartments is anticipated to generate less total trips than a 90,000 s.f. office building during the weekday A.M. and P.M. peak hours, and during a typical weekday.

### Site Access & Traffic Operations

Under either development scenario, access would be provided to Enterprise Drive, a loop road with external access to Paoli Pike via Reservoir Road, and Boot Road. Enterprise Drive is a local road, and therefore a PennDOT Highway Occupancy Permit (HOP) would not be required for access. In addition to the Enterprise Drive access, the potential apartment development would also have access to Paoli Pike, opposite Meadow Drive. Since Paoli Pike is a state-maintained roadway (S.R. 2014), an HOP would be required.

As noted, in **Table 2**, the apartment development scenario would generate less traffic than the office development scenario. In addition, the apartment development with the provision for a second access would further disperse the site traffic to the surrounding roadways.

TPD also developed preliminary traffic volumes at the Paoli Pike intersection with Meadow Drive/ potential site access. These volumes were developed utilizing historical traffic data along Paoli Pike, the site trip generation for the apartment development and the ITE trip generation data for the existing residential homes served by Meadow Drive. Based on these preliminary traffic volumes and related traffic evaluation, the following was determined:

- Turn lane warrants for an eastbound Paoli Pike left turn lane may be satisfied. This lane would accommodate entering left turns into the Hicks Tract. If an eastbound left turn lane is required at this location, a westbound Paoli Pike left turn lane, which would accommodate left turns onto Meadow Drive will also be required to shadow the roadway widening. The left turn lanes are sketched on the **attached** apartment plan.
- Paoli Pike is a state-maintained roadway and the proposed access and roadway configurations will need to be further evaluated through the HOP process, including sight distance evaluation, consideration for traffic signalization, etc.

### Site Parking Requirements

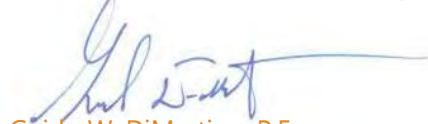
TPD evaluated industry standard data related to parking demand for apartments. Parking generation rates for the proposed site were obtained from the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 5<sup>th</sup> Edition, 2019. The manual provides parking demand data for Land Use Code 221, Multifamily Housing (Mid-Rise) based on both apartment units and number of bedrooms. **Table 3** below summarized the average peak parking demand rates and the anticipated peak parking demand based on either units or bedrooms

TABLE 3  
ITE PARKING GENERATION DATA

Land Use	ITE #	Time Period	Variable (X)	Equations/Rates	Parking Demand
Apartments	221	Weekday (Monday-Friday)	170 units	$T = 1.31*(X)$	223 spaces
			285 bedrooms	$T = 0.75*(X)$	192 spaces

As shown in **Table 3**, the use of the apartment units as the independent variable results in the highest anticipated peak parking demand for the proposed site at 223 spaces. As shown in the attached plan, 286 parking spaces are proposed, or 63 more spaces than the anticipated peak parking demand.

TRAFFIC PLANNING AND DESIGN, INC.



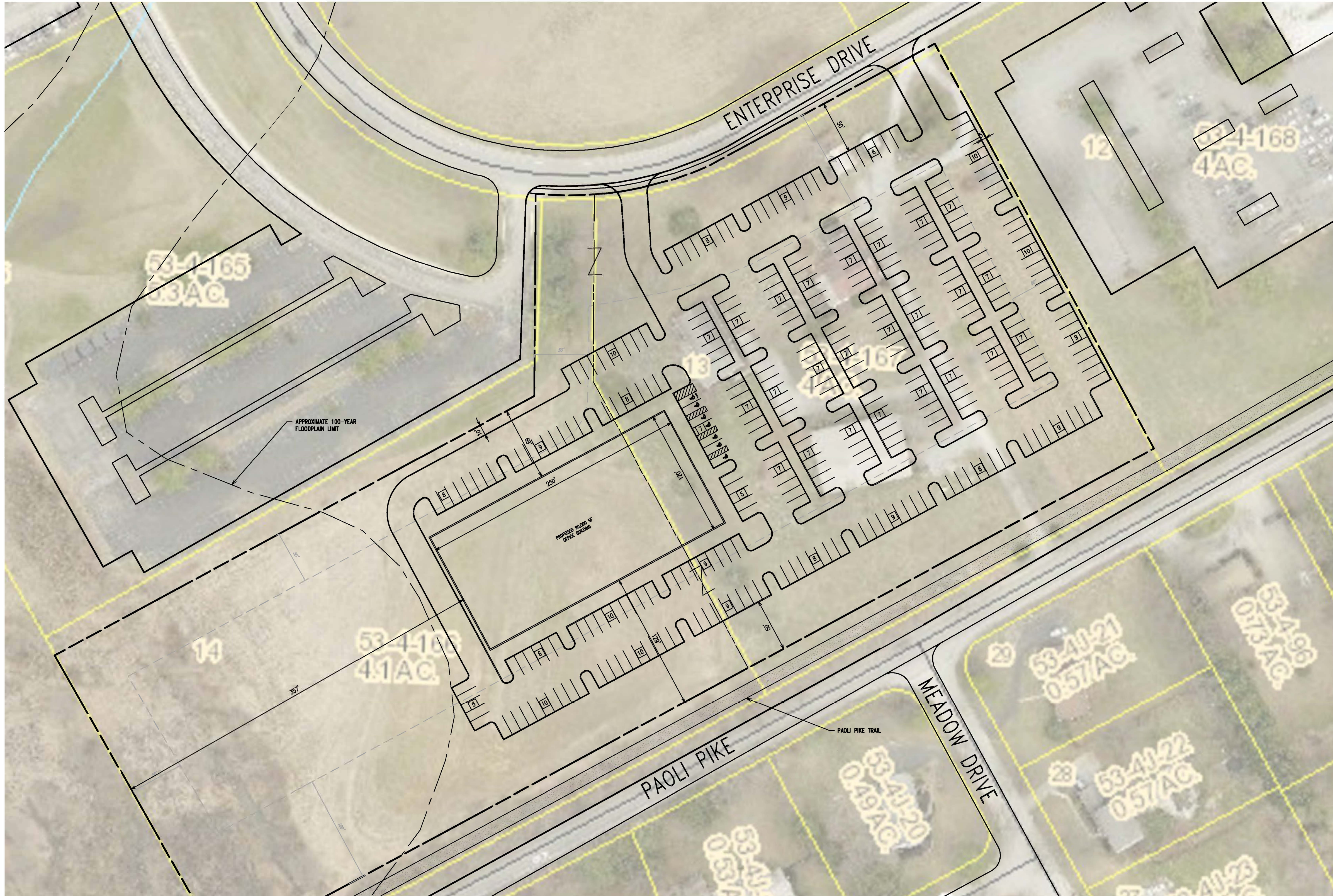
Guido W. DiMartino, P.E.

Senior Project Manager

GDiMartino@TrafficPD.com

Attachments

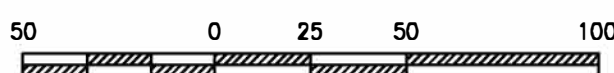




---	EX. PROPERTY LINE	---	EX. PROPERTY LINE	---	EX. PROPERTY LINE
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---	EX. WETLANDS	---	EX. WETLANDS	---	EX. WETLANDS
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---	EX. MANHOLE	---	EX. MANHOLE	---	EX. MANHOLE
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### SKETCH PLAN

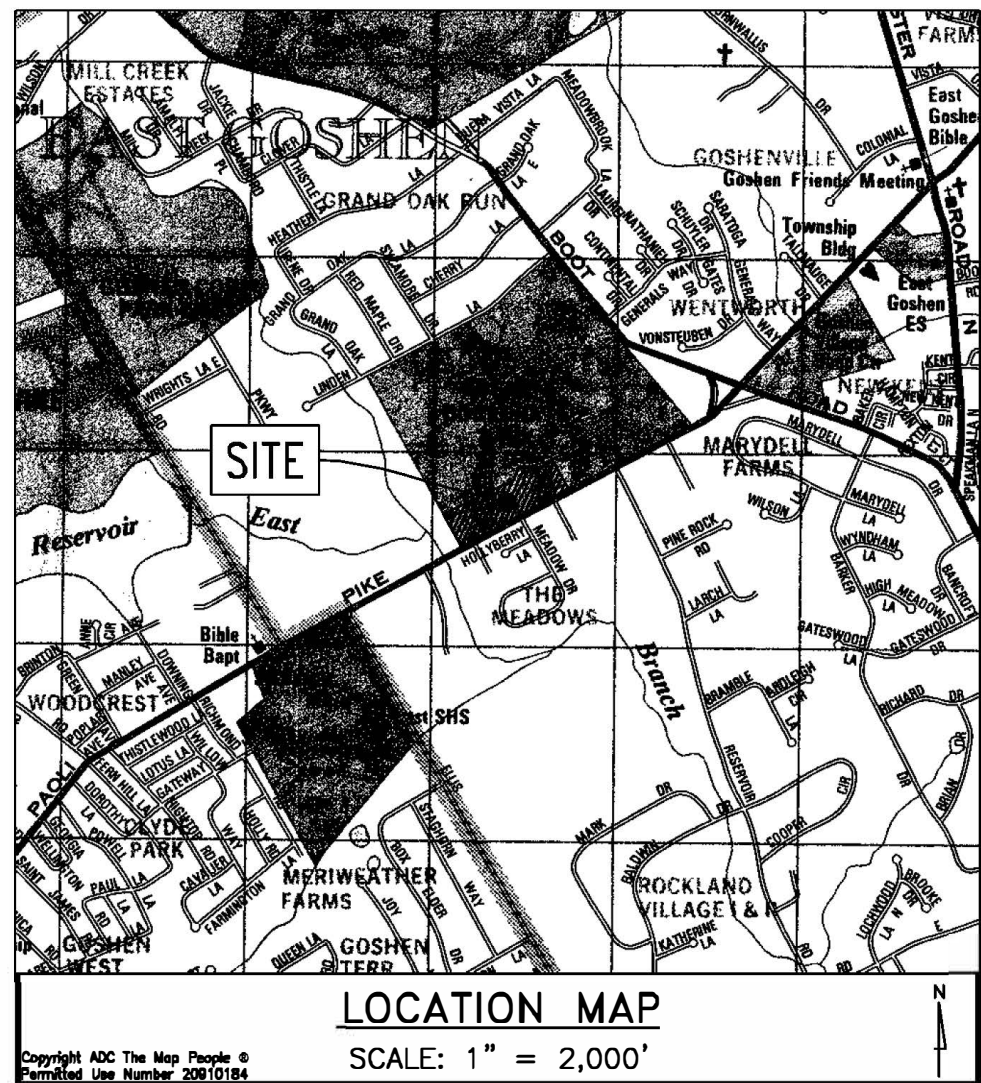
SCALE: 1" = 50'



GRAPHIC SCALE  
1 inch = 50 feet

### LEGEND

---	EX. PROPERTY LINE	---	EX. PROPERTY LINE	---	EX. PROPERTY LINE
---	PROP. PROPERTY LINE	---	PROP. PROPERTY LINE	---	PROP. PROPERTY LINE
---	EX. RIGHT-OF-WAY	---	EX. RIGHT-OF-WAY	---	EX. RIGHT-OF-WAY
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---	EX. GAS VALVE	---	EX. GAS VALVE	---	EX. GAS VALVE
---	EX. STORM SEWER LINE	---	EX. STORM SEWER LINE	---	EX. STORM SEWER LINE
---	EX. STORM INLET	---	EX. STORM INLET	---	EX. STORM INLET
---	EX. WATER LINE	---	EX. WATER LINE	---	EX. WATER LINE
---	EX. HYDRANT	---	EX. HYDRANT	---	EX. HYDRANT
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---	EX. PERC TEST	---	EX. PERC TEST	---	EX. PERC TEST
---	EX. TEST PIT	---	EX. TEST PIT	---	EX. TEST PIT



### ZONING DATA TABULATION

EAST GOSHEN TOWNSHIP ZONING ORDINANCE

EXISTING ZONING DISTRICT

ARTICLE IV - BP BUSINESS PARK DISTRICT

SECTION 240-21.G - AREA AND BULK REGULATIONS FOR ALL USES IN THE BP DISTRICT

	REQUIRED	PROPOSED
MINIMUM LOT AREA	4 ACRES	8.1 AC
MINIMUM LOT WIDTH		
BUILDING LINE	400 FT	993 FT
STREET LINE	300 FT	386 FT
MAXIMUM LAND COVERAGE		
BY BUILDINGS	30%	8.5% (30,000 SF)
BY TOTAL IMPERVIOUS COVERAGE	50%	47.8% (168,616 SF)
MAXIMUM BUILDING HEIGHT		
FEET	3	3
MINIMUM FRONT YARD	35 FT	129 FT
MINIMUM SIDE YARD	50 FT	69 FT
MINIMUM REAR YARD	50 FT	357 FT

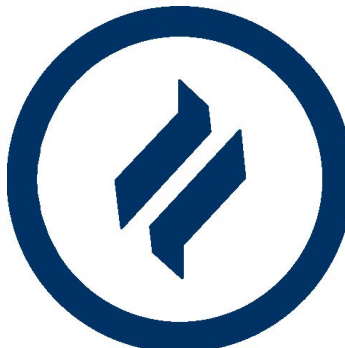
### PARKING REQUIREMENTS

REQUIRED 4 SPACES/1,000 SF	
OF GROSS FLOOR AREA =	360 SPACES
PROPOSED SPACES =	362 SPACES

PER ZONING ORDINANCE 240-21.C(23) PARKING IS PERMITTED WITHIN THE FRONT YARD BY CONDITIONAL USE.

### GENERAL NOTES:

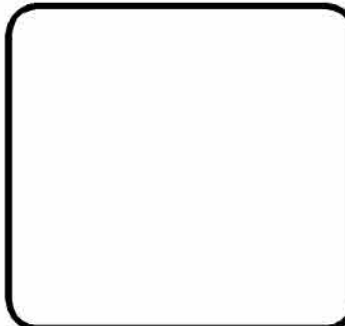
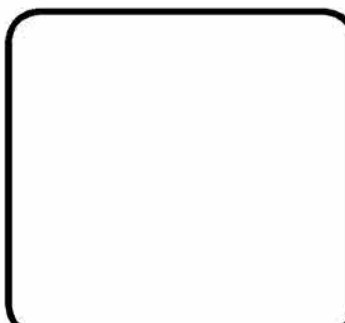
- OWNER: RUSSELL J. & ELIZABETH A. HICKS  
1351 PAOLI PIKE  
WEST CHESTER, PA  
  
DEED BOOK D39, PAGE 342  
  
EQUITABLE OWNER/APPLICANT:  
1351 PAOLI PIKE ASSOCIATES  
C/O HANKIN GROUP  
707 EAGLEVIEW BLVD.  
EXTON, PA 19341  
  
PHONE: (610)-458-1900
- SITE ADDRESS: 1351 PAOLI PIKE, WEST CHESTER, PA 19380
- TOTAL TRACT AREA: ±8.1 AC (GROSS/NET)  
NUMBER OF EXISTING LOTS = 2  
NUMBER OF PROPOSED LOTS = 1  
PROPOSED USE = COMMERCIAL OFFICE
- BOUNDARY INFORMATION FROM PARCEL BOUNDARY MAPPING PROVIDED BY THE CHESTER COUNTY GIS DEPARTMENT AND UNNAMED SUBDIVISION PLAN.
- A WETLAND SURVEY HAS NOT BEEN CONDUCTED.
- PUBLIC SEWER AND PUBLIC WATER ARE PROPOSED.
- ALL PROPOSED BUILDINGS SHALL BE EQUIPPED WITH SPRINKLERS AND KNOX BOXES FOR FIRE DEPARTMENT ACCESS.
- ALL UTILITIES INCLUDING GAS, ELECTRIC, TELEPHONE AND CABLE SHALL BE LOCATED UNDERGROUND.



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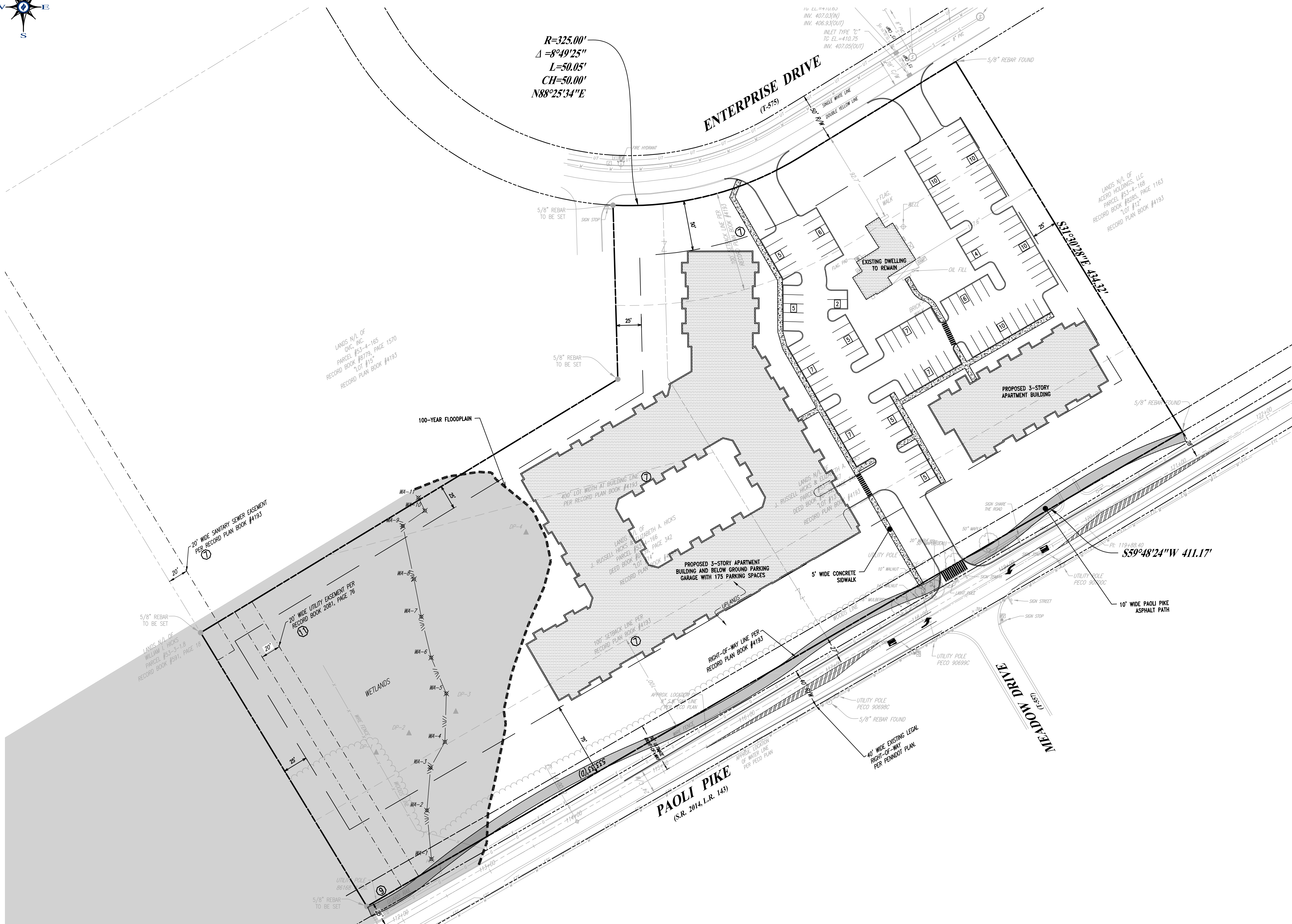


REV.	DATE	DESCRIPTION
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SKETCH PLAN	CURVE: HANKIN GROUP
	PROJECT: THE HICKS TRACT
	LOCATION: 1351 PAOLI PIKE
	EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA

DATE:	06/07/2019
SCALE:	1"=50'
DRAWN BY:	ALS
CHECKED BY:	DLH
PROJECT NO.:	3563
CAD FILE:	3063-SK - By-right 06-07-2019.dwg
PLOTTED:	06/07/2019
DRAWING NO.:	SK-2
SHEET	01 of 01





$R=325.00'$   
 $\Delta=8^{\circ}49'25''$   
 $L=50.05'$   
 $CH=50.00'$   
 $N88^{\circ}25'34''E$

ENTERPRISE DRIVE  
(1:575)

LANDS N/A OF  
ACERO HOLDINGS, LLC  
PARCEL #534-1-168  
RECORD BOOK #888, PAGE 1163  
"LOT #12"  
RECORD PLAN BOOK #4193

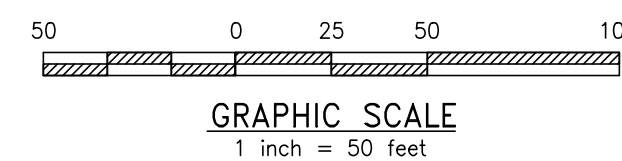
LANDS N/A OF  
CNC, INC.  
PARCEL #53-4-165  
RECORD BOOK #8778, PAGE 1570  
"LOT #15"  
RECORD PLAN BOOK #4193

LANDS N/A OF  
WILLIAM L. HOPES  
PARCEL #591-3-1.8  
RECORD BOOK #591, PAGE 11

PAOLI PIKE  
(S.R. 2014, L.R. 143)

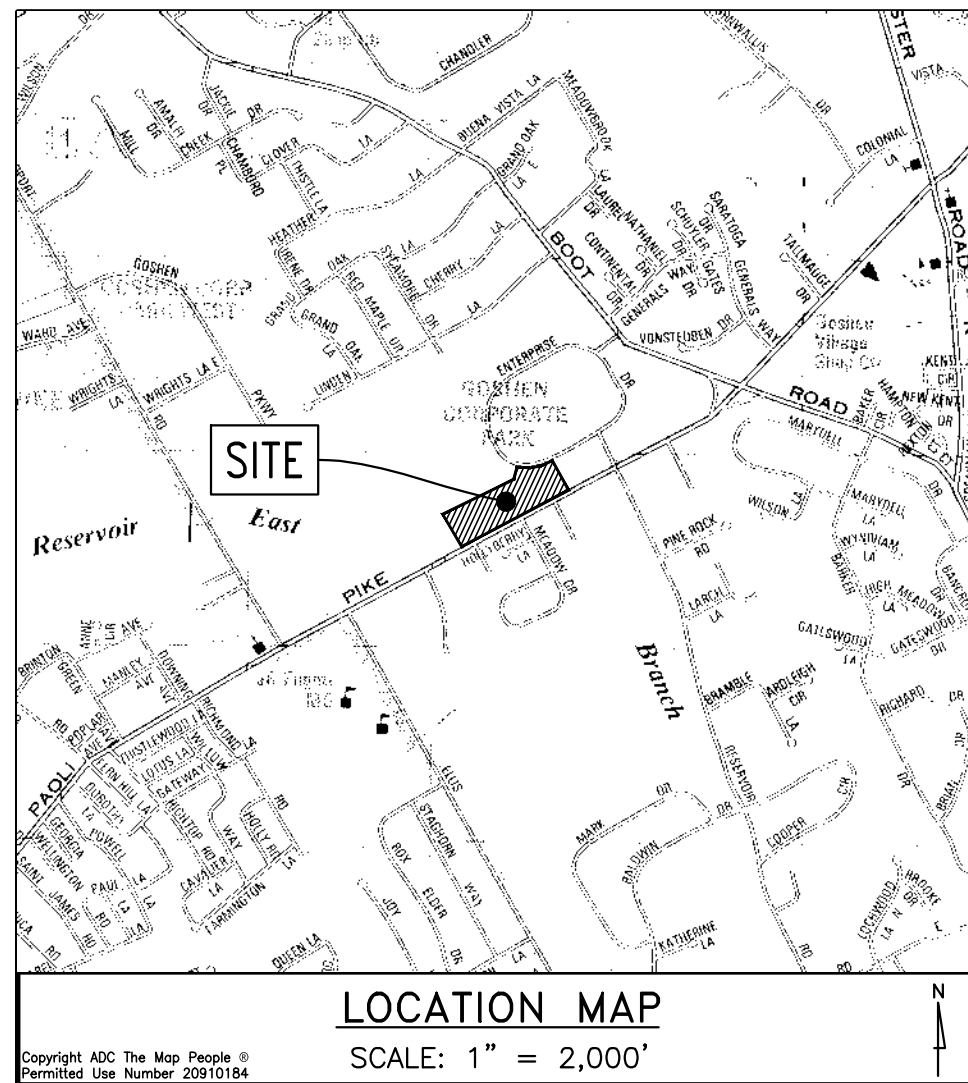
### SKETCH PLAN

SCALE: 1" = 50'



### LEGEND

- |                     |                             |               |                  |               |                  |
|---------------------|-----------------------------|---------------|------------------|---------------|------------------|
| EX. PROPERTY LINE   | EX. 342 EXISTING CONTOUR    | EX. FENCE     | EX. UTILITY POLE | EX. FENCE     | EX. UTILITY POLE |
| PROP. PROPERTY LINE | PROP. 342 PROPOSED CONTOUR  | EX. MAIL BOX  | EX. GUY ANCHOR   | EX. MAIL BOX  | EX. GUY ANCHOR   |
| EX. RIGHT-OF-WAY    | EX. 342 EXISTING SPOT ELEV. | EX. SIGN      | EX. GAS VALVE    | EX. SIGN      | EX. GAS VALVE    |
| PROP. RIGHT-OF-WAY  | PROP. 342 NEW SPOT ELEV.    | EX. MONUMENT  | EX. CONC. CURB   | EX. MONUMENT  | EX. CONC. CURB   |
| EX. MONUMENT        | EX. SOILS TYPE              | EX. IRON PIPE | EX. CONC. CURB   | EX. IRON PIPE | EX. CONC. CURB   |
| PROP. MONUMENT      | EX. SOILS TYPE              | EX. IRON PIPE | EX. CONC. CURB   | EX. IRON PIPE | EX. CONC. CURB   |
| EX. IRON PIPE       | EX. SOILS TYPE              | EX. IRON PIPE | EX. CONC. CURB   | EX. IRON PIPE | EX. CONC. CURB   |
| PROP. IRON PIPE     | EX. SOILS TYPE              | EX. IRON PIPE | EX. CONC. CURB   | EX. IRON PIPE | EX. CONC. CURB   |
| EX. EASEMENT        | EX. SOILS TYPE              | EX. IRON PIPE | EX. CONC. CURB   | EX. IRON PIPE | EX. CONC. CURB   |
| PROP. EASEMENT      | EX. SOILS TYPE              | EX. IRON PIPE | EX. CONC. CURB   | EX. IRON PIPE | EX. CONC. CURB   |
| EX. WETLANDS        | EX. SOILS TYPE              | EX. IRON PIPE | EX. CONC. CURB   | EX. IRON PIPE | EX. CONC. CURB   |
| PROP. WETLANDS      | EX. SOILS TYPE              | EX. IRON PIPE | EX. CONC. CURB   | EX. IRON PIPE | EX. CONC. CURB   |



### ZONING DATA TABULATION

#### PROPOSED BUSINESS PARK ZONING MODIFICATION

##### PROPOSED AREA AND BULK REQUIREMENTS:

USE: MULTIFAMILY RESIDENTIAL (BY CONDITIONAL USE)

	REQUIRED 4 ACRES	PROPOSED 8.1 ACRES
MIN. LOT AREA	400 FT	944 FT
MIN. LOT WIDTH	750 FT	944 FT
BUILDING LINE	400 FT	944 FT
STREET LINE	750 FT	944 FT
IMPERVIOUS COVERAGES		
MAX. BUILDING COVERAGE	30%	22.1% (77,821 SF)
MAX. TOTAL COVERAGE	50%	35.7% (125,833 SF)
BUILDING HEIGHT		
STORIES	3	3
HEIGHT	35 FT	35 FT
MIN. FRONT YARD ARTERIAL STREET	75 FT	75 FT
MIN. FRONT YARD LOCAL STREET	50 FT	50 FT
MIN. SIDE YARD	25 FT	25 FT
MIN. REAR YARD	25 FT	25 FT
DWELLING UNIT MIX:		
1 BEDROOM UNITS	40% MIN.	50% (85 UNITS)
2 BEDROOM UNITS	60% MAX.	50% (85 UNITS)
MIN. BUILDING SEPARATION	53 FT	90 FT

##### PROPOSED RESIDENTIAL PARKING REQUIREMENTS

RENTAL UNITS 170 UNITS X 1.31 SPACE/UNIT = 223 SPACES\*

\*PARKING REQUIREMENT VALUE OBTAINED FROM ITE PARKING GENERATION MANUAL.

##### PROPOSED PARKING

SURFACE	111 SPACES
GARAGE	175 SPACES
TOTAL	286 SPACES

### GENERAL NOTES:

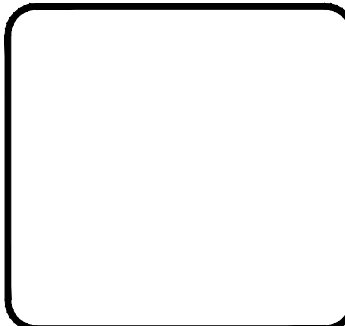
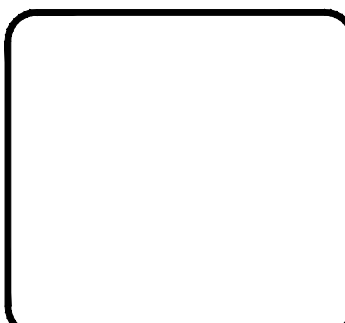
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WEST CHESTER, PA  
DEED BOOK D39, PAGE 342  
  
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C/O HANKIN GROUP  
707 EAGLEVIEW BLVD.  
EXTON, PA 19341  
PHONE: (610)-458-1900
- SITE ADDRESS: 1351 PAOLI PIKE, WEST CHESTER, PA 19380
- TOTAL TRACT AREA:  $\pm 8.1$  AC (GROSS/NET)  
NUMBER OF EXISTING LOTS = 2  
NUMBER OF PROPOSED LOTS = 1  
PROPOSED USE = BUSINESS PARK APARTMENTS
- BOUNDARY INFORMATION FROM PARCEL BOUNDARY MAPPING PROVIDED BY THE CHESTER COUNTY GIS DEPARTMENT AND UNNAMED SUBDIVISION PLAN.
- A WETLAND SURVEY HAS BEEN PERFORMED BY MARATHON ENGINEERING, INC.
- PUBLIC SEWER AND PUBLIC WATER ARE PROPOSED.
- A ZONING OVERLAY IS BEING PROPOSED AS PART OF THIS LAND DEVELOPMENT PROJECT.
- ALL PROPOSED BUILDINGS SHALL BE EQUIPPED WITH SPRINKLERS AND KNOX BOXES FOR FIRE DEPARTMENT ACCESS.
- ALL UTILITIES INCLUDING GAS, ELECTRIC, TELEPHONE AND CABLE SHALL BE LOCATED UNDERGROUND.
- THE APPLICANT WILL WORK WITH THE TOWNSHIP AND PENNDOT IN APPLYING FOR A TRAFFIC SIGNAL AT THE INTERSECTION OF PAOLI PIKE AND MEADOW DRIVE.
- FLOODPLAIN PROFILES FROM FEMA WERE REVIEWED AND IT WAS DETERMINED THAT THE BASE FLOOD ELEVATION FOR THE 100 YEAR FLOOD PLAN IS IN ACCORDANCE WITH FEMA PROFILE 074 P "FLOOD PROFILES: EAST BRANCH CHESTER CREEK."



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REV.	DATE	DESCRIPTION
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SKETCH PLAN	CLIENT: HANKIN GROUP
	PROJECT: THE HICKS TRACT
	LOCATION: 1351 PAOLI PIKE
	EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA

DATE:	05/31/2019
SCALE:	1"=50'
DRAWN BY:	ALS
CHECKED BY:	RBV
PROJECT NO.:	3563
CAD FILE:	3563-SK4 08-06-2019.dwg
PLOTTED:	05/31/2019
DRAWING NO.:	SK-1
SHEET	01 of 01



**Fiscal Impact Summary**  
**Hicks Tract Residential Development**  
**East Goshen Township, Chester County, PA**

	<b>Residential (Apartments)</b>
Residential Units	170
Anticipated Value per Unit	\$285,441
Market Value of Proposed Development	\$48,525,000
Assessed Value (approx. 51.28% of market value)	\$24,884,615
New Residential Population	275
New School-Aged Children	20
<b>East Goshen Township</b>	
Real Estate Tax Revenue (1.25 mills)	\$ 31,106
Non-Property Tax Revenue	\$ 20,710
Earned Income Tax Revenue (0.5%)	\$ 41,184
Real Estate Transfer Tax (0.5%)	\$ -
Local Services Tax (\$52 per resident worker)	\$ 2,808
Total Township Revenues	\$ 95,808
Total Township Expenditures	\$ (52,620)
<b>Net Township Fiscal Impact</b>	<b>\$ 43,188</b>
<b>West Chester Area School District</b>	
Real Estate Tax Revenue (21.2723 mills)	\$ 529,353
Non-Property Tax Revenue	\$ 5,809
Intergovernmental Revenue	\$ 78,184
Earned Income Tax Revenue (0.5%)	\$ 41,184
Real Estate Transfer Tax (0.5%)	\$ -
Total School District Revenues	\$ 654,530
Total School District Expenditures	\$ (437,880)
<b>Net School District Fiscal Impact</b>	<b>\$ 216,650</b>
<b>Total Development-Generated Revenues (Township + School District)</b>	<b>\$ 750,338</b>
<b>Total Development-Generated Expenditures (Township + School District)</b>	<b>\$ (490,500)</b>
<b>Total Net Annual Fiscal Impact</b>	<b>\$ 259,838</b>

**NOTES:**

1. This analysis assumes the following mix of multi-family apartment unit types and values:  
65 1-bedroom apartment units valued at \$275,000 per unit.  
20 1-bedroom apartment units valued at \$310,000 per unit.  
85 2-bedroom apartment units valued at \$340,000 per unit.
2. Population estimates for total household size and number of school-aged children based on demographic multipliers published by the Rutgers University Center for Urban Policy Research (2006).
3. Assessed Value based on Chester County common-level ratio of 1.95, which equates to approximately 51.28% of market value.

**Fiscal Impact Summary**  
**Hicks Tract Residential Development**  
**East Goshen Township, Chester County, PA**

4. "Non-property tax revenues" for East Goshen Township includes revenues from licenses & permits, fines & fees, and charges for services. (Source: East Goshen Township 2019 Budget.)
5. "Non-property tax revenue" for West Chester Area School District includes revenues from District activities, rentals, and contributions and donations from private sources. "Intergovernmental revenue" to the West Chester Area School District includes funding from State and Federal sources. (Source: West Chester Area SD 2018-2019 Final General Fund Budget.)
6. Earned Income Tax (EIT) revenue calculation assumes a median household income based on an affordability ratio where household income represents 30% of rent. The calculation further assumes that approximately 60% of households in the proposed development will be eligible to pay the EIT, i.e., they are not retired or are not temporary residents who live elsewhere on a permanent basis.
7. This summary table represents ongoing annual fiscal impacts after project completion. It is not anticipated that the proposed development will generate Real Estate Transfer Tax revenue on an annual basis because it is unlikely that it will undergo such frequent transfer of ownership. However, significant Transfer Taxes would be paid when/if the property is sold. Using the estimated 2019 market value shown in this table as a basis, the Township and School District could each anticipate Transfer Taxes totaling \$259,000 on a future sale of the property.  
( $\$51,800,000$  market price  $\times$  0.5% transfer tax rate = \$259,000 to each taxing authority.)
8. Annual Township expenditures based on information provided by East Goshen Township, which estimates per capita expenses for this type of development at approximately \$192 per person. Annual School District expenditures based on per-student spending as described in the West Chester Area SD 2018-2019 Final General Fund Budget.



McMAHON ASSOCIATES, INC.  
835 Springdale Drive, Suite 200  
Exton, PA 19341  
p 610-594-9995 | f 610-594-9565

PRINCIPALS

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John S. DePalma  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE  
Christopher J. Williams, P.E.

ASSOCIATES

John J. Mitchell, P.E.  
R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.  
Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.  
Jason T. Adams, P.E., PTOE  
Christopher K. Bauer, P.E., PTOE

FOUNDER

Joseph W. McMahon, P.E.

August 30, 2019

Mr. Mark Gordon, Zoning Officer  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

**RE: Hicks Tract – 1351 Paoli Pike Review**  
East Goshen Township, Chester County, PA  
McMahon Project No. 819698.11

Dear Mr. Gordon:

McMahon Associates, Inc. (McMahon) has reviewed the following documents prepared for the zoning amendment of two parcels in the BP Zoning District adjacent to Paoli Pike:

- *Hicks Tract Evaluation Letter*, prepared by Traffic Planning & Design (TPD), August 7, 2019
- *The Hicks Tract Sketch Plan*, prepared by DL Howell, August 12, 2019

These documents were prepared in for the zoning amendment to allow high density housing within the business park zoning. As proposed, 170 apartment units will be considered compared to a 90,000 square-foot office building with access to both Paoli Pike (across from Meadow Drive) and Enterprise Drive. 286 parking spaces are being proposed (111 surface lot spaces and 176 garage spaces).

We offer the following review comments:

***Traffic Evaluation***

1. McMahon concurs with the Trip Generation investigation. A 170-unit apartment complex will generate approximately 50 less vehicular trips in the morning, 28 trips less vehicular trips in the afternoon and 34 less vehicular trips daily than a 90,000 square-foot office build.
2. Regarding site access and traffic operations, TPD provides no detail regarding the Paoli Pike & Meadow Drive intersection and proposed left turn lanes for both site access and Meadow Drive access. No distribution of new apartment site trips is provided to determine if a significant number of motorists will be entering the site from the west on Paoli Pike, and therefore what the length of left turn lane should be provided. McMahon does concur that

left turn lanes would be beneficial to the operation of the access and Meadow Drive at Paoli Pike.

3. Per Township Code § 240-33 *Off-street parking and loading*, minimum off-street parking requirements for townhouse or apartment residential use states that minimum off-street parking spaces number 2.5 spaces per dwelling unit. TPD utilized ITE's Parking Generation Manual to provide "industry standard" parking rates for an apartment complex. The comparison can be seen in this matrix:

	Equation (X=variable)	Parking Demand
<b>ITE Parking Generation per units</b>	$T=1.31(X)$	223 spaces
<b>ITE Parking Generation per bedrooms</b>	$T=0.75(X)$	192 spaces
<b>Township Code</b>	$T=2.5(X)$	425 spaces

McMahon has previously helped several other local municipalities verify parking space rates for apartments and can concur with ITE's rates (more specifically the 'per unit' rate) and therefore TPD's evaluation of the number of parking spaces required.

As noted in the letter, as well as on the Sketch plan, 286 spaces are being considered for the apartment site and it is felt that this is a reasonable amount of spaces required for the site.

### ***Sketch Plan***

4. The sketch plan depicts the three access points (two on Enterprise Drive and one on Paoli Pike). The two on Enterprise Drive are located 170 feet apart just east of the roadway curvature. Based on Google StreetView images, there is currently no significant vegetation, shrubs or trees that would limit sight distance of motorists approaching the westernmost access along Enterprise Drive.

The new Paoli Pike Trail along Paoli Pike at the proposed access looks to have acceptable sight distance for exiting site traffic as well.

5. Internal aisle widths look to be 24 feet wide for two traffic flow. 9-foot by 20-foot parking stalls. The Township's Code states that 10 feet wide spaces are required. Understanding that this is only a sketch plan, per code seven (7) handicapped spaces will ultimately be required within the site.
6. Circulation through the site looks acceptable based on the cartway dimensions. We defer comments any accessibility for fire trucks to the Fire Marshall.



7. The sketch is depicting 60-foot left turn lanes on Paoli Pike. As previously stated, traffic numbers have not been provided to determine the length of these lanes, but as a state highway, we would suggest, at minimum, 75 feet with appropriate approach and bay tapers.

Based on the provided documentation for the Zoning Amendment in the BP District, we feel that the apartment complex development could be a suitable adaptation at this location within the District.

Please feel free to contact me if you have any questions regarding this Zoning Ordinance Amendment review.

Respectfully,

A handwritten signature in black ink, appearing to read 'D. Kaiser', with a long horizontal flourish extending to the right.

Dean J. Kaiser, P.E., PTOE  
Project Manager

cc: Rick Smith, East Goshen Manager  
Nathan Cline, Pennoni



August 30, 2019

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

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