

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, October 2, 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. September 4, 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. TND Ordinance Overlay / CCPC Review**
 - 2. Zoning Ord. Amendment / Apartments in the Business Park District (BP)/ CCPC Review**
- I. Old Business
- J. 2019 Goals [Click here to view TND Report on our website](#)
- K. Any Other Matter
- L. Liaison Reports
- M. Correspondence
- N. Announcements**
 - 1. BOS Meeting on BP Apartments Ordinance, October 15 @ 7 pm**
 - 2. BOS Meeting on TND Ordinance, October 22 @ 7pm**

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

October 2, 2019 PC Meeting

Application Name	Application (CU, LD, O, SD, V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date	Comments
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
September 4, 2019

The East Goshen Township Planning Commission held a regular meeting on Wednesday, September 4, 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, Zoning Officer

Janet Emanuel, Township Supervisor

Marty Shane, 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 August 7, 2019 meeting were approved as amended.

B. CONDITIONAL USES AND VARIANCES

1. ZEKS, 1302 Goshen Parkway (CU-Request to modify conditions of approval)

Henry Mark, Engineering Manager for ZEKS Compressed Air Solutions represented the applicant. Mark Gordon explained that they are requesting a modification to the approval granted for their use in 1998.

Condition six of the original approval prohibits outdoor storage. The business has experienced significant growth over the years and is now owned by Ingersoll Rand. They have outlined their need for outdoor storage.

Mr. Mark commented that the business is growing. They want to mitigate the impact of outdoor storage. They want to install a fence around the rear shipping area with 6 or 7 storage containers. The containers are about 9 feet tall and are used for commodity items. The fence will have an automated gate.

Mark Gordon discussed the height of the fence in different areas. The fence will be 8 feet tall but when put on the berms, it will be higher. They will have to present the plan to the Conservancy Board.

Mr. Mark mentioned that they will reconfigure the assembly area in the building which should give them more space. The chain link fence will include privacy slats. So far, they will be gray.

Jim Douglas, 1405 Grand Oak Ln. – He asked about impervious coverage and water run off.

Mark Gordon explained that the corporate park is controlled by infiltration basins. All lots have been built with the maximum required for storm water management.

Linda Polishuk, 1424 Grand Oak La – She suggested that they consider using green slats to go with the trees in front of the fence.

- 1 Bard reviewed items for the next meeting. Storage units 9 – 10 feet high;
2 1. Any fencing or fencing and berm have to be high enough to cover the containers
3 2. berm on the East side
4 3. color of slats
5 4. photos of installed fence with slats
6 5. define on the plan where the storage units will go

7 The next meeting is October 2, 2019.

8 9 **C. ORDINANCE AMENDMENTS**

10 1. Zoning Ordinance Amendment/Apartments in the Business Park District (BP) – 1351 Paoli Pike
11 Neil Fisher represented the applicant the Hankin Group. He explained the changes they made since the
12 first PC meeting. The height of the building changed from 4 stories at 45 feet to 3 stories at 35 feet. The
13 front setback on Paoli Pike changed from 50 feet to 75 feet. The side yard setback changed from 15 feet
14 to 25 feet. Mark Gordon mentioned that letters were received from Pennoni and McMahon today. He,
15 Rick Smith and the Township Solicitor spoke with Mr. Cline of Pennoni today.

16 17 **PC Comments**

18 Ed- The total of parking was about half of what zoning requires. Brad commented that the proposed TND
19 is reducing the number of spaces required. East Goshen is high.

20 John – feels the setback should be 100 feet as required in the ordinance.

21 Mike – asked for the height in the BP. Mark Gordon answered the maximum is 35 feet with a flat roof.

22 Brad mentioned that he likes the slope roof at New Kent. Mark Gordon mentioned that the peak mean of
23 the roof has to be 35 feet.

24 Mike – Pennoni referred to the Chester County Trail and right of way.

25 Neil – Hankin is 100% in support of the trail. They will construct the part that is on their property.

26 Ernie – He got comments from residents. Concerns are school impact and access to Paoli Pike. He
27 explained to them that under the current ordinance they can build a large commercial building. When you
28 look at the East Goshen Master Plan and Paoli Pike Trail Plan, he feels that the Hankin plan goes more
29 with future plans than a large commercial building.

30 Mark Gordon mentioned that there was a covenant, which restricted access to the corporate park via Paoli
31 Pike. They could only use Enterprise Drive. That expired in 2010.

32 Mark Levy – feels that the revised plan contains significant changes that covered concerns from the
33 residents. The McMahon letter refers to 60 foot left turn lanes on Paoli Pike.

34 Neil – They will have to do a full traffic study. PennDOT will determine the length of the turning lanes.

35 Brad – Signs - free standing or wall.

36 Neil – feels signs for apartments can't be more than 10 feet so it would be free standing.

37 38 **PUBLIC comments:**

39 1. Jim Douglas, 1405 Grand Oak Ln – He and most of the residents are very concerned about the flood
40 plain, which might be increased and he would have to buy flood insurance. He mentioned how many
41 times this year they have had water problems. Something has changed and they are concerned that this
42 will cause more water problems. He spoke about the early rush hour traffic, which is already bad.

43 Brad explained that the storm water is infiltrated on this lot and will not run off.

44 2. Colleen Golden, 1411 Linden La – When they added a deck to their house, they had to maintain the
45 water, which goes into their back yard. This year they have had flooding into their basement. With the
46 proposed underground garage, where will the water go? She hopes the Township is thinking about the
47 residents.

48 Mark Gordon assured them that the developer will have a required plan to infiltrate the storm water. He
49 spoke about the huge increase in the water table this year. Four inches in 20 minutes is a 1000 year flood.

50 3. Linda Polishuk, 1424 Grand Oak La – Because of the more severe events she asked if the maps are
51 updated. Maybe it is time for the township to look at this area because of the flooding. She spoke about
52 screening along Paoli Pike. She feels that access should only be allowed through Enterprise Drive. She

1 mentioned the adaptive reuse of the house. She feels it is curious that the PC would have passed this to
2 the BOS considering the comments of the residents.
3 Mark Gordon answered that the maps were updated as of 2017. A restaurant is allowed in the BP.
4 4. Christina Vagnozzi, 1408 Linden La – She has pictures of Linden Lane when it rains.
5 5. Suzanne Coggins, 1442 Grand Oak La – She has lived here 25 years. She has trouble getting onto
6 Boot Road because of the traffic. When her kids went to East High School, they told her about the
7 accidents. This development will bring more traffic and impact schools. We don't need more people.
8 6. Thomas Arvanites, 1433 Cherry La – Will a traffic study be done before or after approvals? Brad
9 mentioned that they have preliminary studies, which show that there will be less traffic with the
10 apartments than with a large commercial building. Hankin will provide a full study during the process.
11 7. Christopher Smyth, 1426 Linden La – He just found out about this. How large is large commercial?
12 Please compare it to QVC. He lives behind QVC.
13 Ernie explained the types of uses that could go there up to 90,000 sq.ft. Mark Gordon commented that
14 QVC is 150,000 sq.ft. Techniplast is closer to 90,000 sq.ft.
15 8. Michele Truitt, 1430 Grand Oak La – She disagrees that commercial is worse than apartments. She
16 feels that once the change is made to allow apartments, other properties will put in apartments. She wants
17 a study done to show how that would look. She feels it should be only BP as it is today. She asked if any
18 PC members work for Hankin.
19 Dan commented that the company he works for does business with Hankin so he has recused himself
20 from this request.
21 9. Jim Douglas – Asked how many Business Parks are in East Goshen.
22 Mark Gordon replied this is the only one. It also includes the Hicks properties and 1450 Boot Road,
23 which is individually owned business office condos.
24 Brad reviewed the process and the next steps that are needed. Marty Shane also commented about the
25 process. Mark Gordon spoke about the changes in Corporate Parks today. He explained what the
26 Planning Commission does and how involved their work is. Everyone on the Commission is a volunteer
27 and works in some phase of the planning process.
28 Brad thanked everyone for coming.
29

30 **D. ANNOUNCEMENTS**

- 31 1. Mark Gordon reminded everyone that the meeting for the TND is scheduled for Tuesday, October 22,
32 2019. He discussed what needs to be done to prepare for this meeting.
33 2. The Food Truck and Music Festival had about 4,000 people attend. There was lots of good food and
34 music. There is a survey to get ideas for the stage improvement.
35

36 **E. ADJOURNMENT**

37 There being no further business, Ernie made a motion to adjourn the meeting. Mark Levy
38 seconded the motion. The meeting was adjourned at 10:00 pm. The next regular meeting will be
39 held on Wednesday, October 2, 2019 at 7:00 p.m.
40
41

42 Respectfully submitted, _____

43 *Ruth Kiefer, Recording Secretary*

Memorandum

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshen.org

Date: 9/23/2019

To: Planning Commission

From: Mark Gordon, Township Zoning Officer 

Re: Conditional Use Application

ZEKS Compressed Air Solutions

Planning Commission Members,

As you know, the Township 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 revised information provided by the applicant and has no objection to the request to amend condition six of the conditional use approval 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 within the yard setback areas. The fence is shown to be taller than the storage containers that are being screened.
2. Type of Fence: The proposed fence is described as chain link fencing with privacy slats.

The privacy slats are proposed to be grey in color.

3. The "Shielded from view" standard will be met once the applicant has the fence and screening in place.

The Conservancy Board reviewed the application and approved the applicants landscape screening plan which supplements the existing landscaping along the proposed fencing adjacent to the parking lot.

Staff has no objection to the PC taking action at this time and believes the applicant has presented a plan that will mitigate any impacts of the outdoor storage use, 240-32M., and we also believe the applicants proposal and the mitigation proposed meets the CU standards, 240-31C.

DRAFT MOTION

Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors approve an amendment to the Conditional Use approval for the property located at 1302 Goshen Parkway (UPI 53-3-1.22) owned by Thomson Logistics Assets LLC, amending, in its entirety, condition number six of the Conditional Use approval dated March 18, 1998 to read:

6. Outdoor Storage shall be permitted so long as all storage areas identified in the applicant's testimony and exhibits are screened from view with a solid fence, and all standards for outdoor storage outlined in 240-32 M.

The original CU approval shall remain in effect with only this amendment of condition #6.

ZEKS Compressed Air Solutions

Site Improvements

Outdoor Shipping & Receiving Area

ZEKS Compressed Air Solutions



Project Objectives

- Provide additional shielding of rear area from street view in order to meet local zoning ordinances regarding outdoor storage requirements.

Security & Outdoor Storage Upgrade

- Install security fencing along rear shipping area with automated gate.
- Estimated Cost: \$65K (Initial Quote)
- Capital Project – Target Implementation by April 2020. Submit for capital approval 9/19.
- Work to be performed by Licensed & Insured Contractors:
 - Fencing Contractor – Install fence and automated gate.
 - Electrical Contractor – Install electrical power to gate from inside of facility.
 - RFQ to be submitted for additional vendors.

September 2, 2019 Initial Review Meeting

ZEKS Compressed Air Solutions



Follow Up Questions

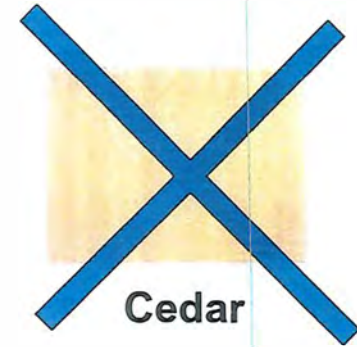
- Confirm height of fencing and placement of containers.
- Detail berm locations
- Slat color options
- Define permanent location of storage containers
- Look At Alternative Fencing Options (Other than chain link).

Alternate Fence Options ZEKS Compressed Air Solutions

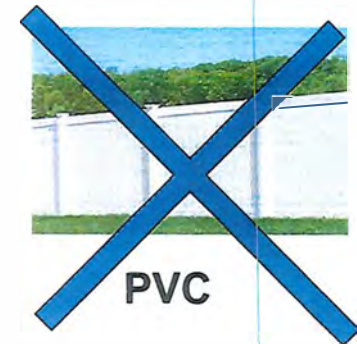
Alternate Fence Options (Other Than Chain Link)

Alternative Options	Est. Longevity	Cost Increase Over Chain Link
Cedar (Wood)	15 Years	15%
PVC	25 Years	20% – 25%
Composite	25 Years	> 30%

- Alternative options found to be much higher in price
 - Cedar & PVC does not offer same durability as chain link.
 - Ornamental fencing does not provide visual shielding and requires higher cost.
- Galvanized chain link fencing can last upwards of 40+ years as compared to wood and is stronger than PVC.
- Automated access gate would still need to be chain link style.



Higher Cost / Shorter Longevity



Higher Cost / Less strength

Arial View – 1302 Goshen Parkway **ZEKS Compressed Air Solutions**

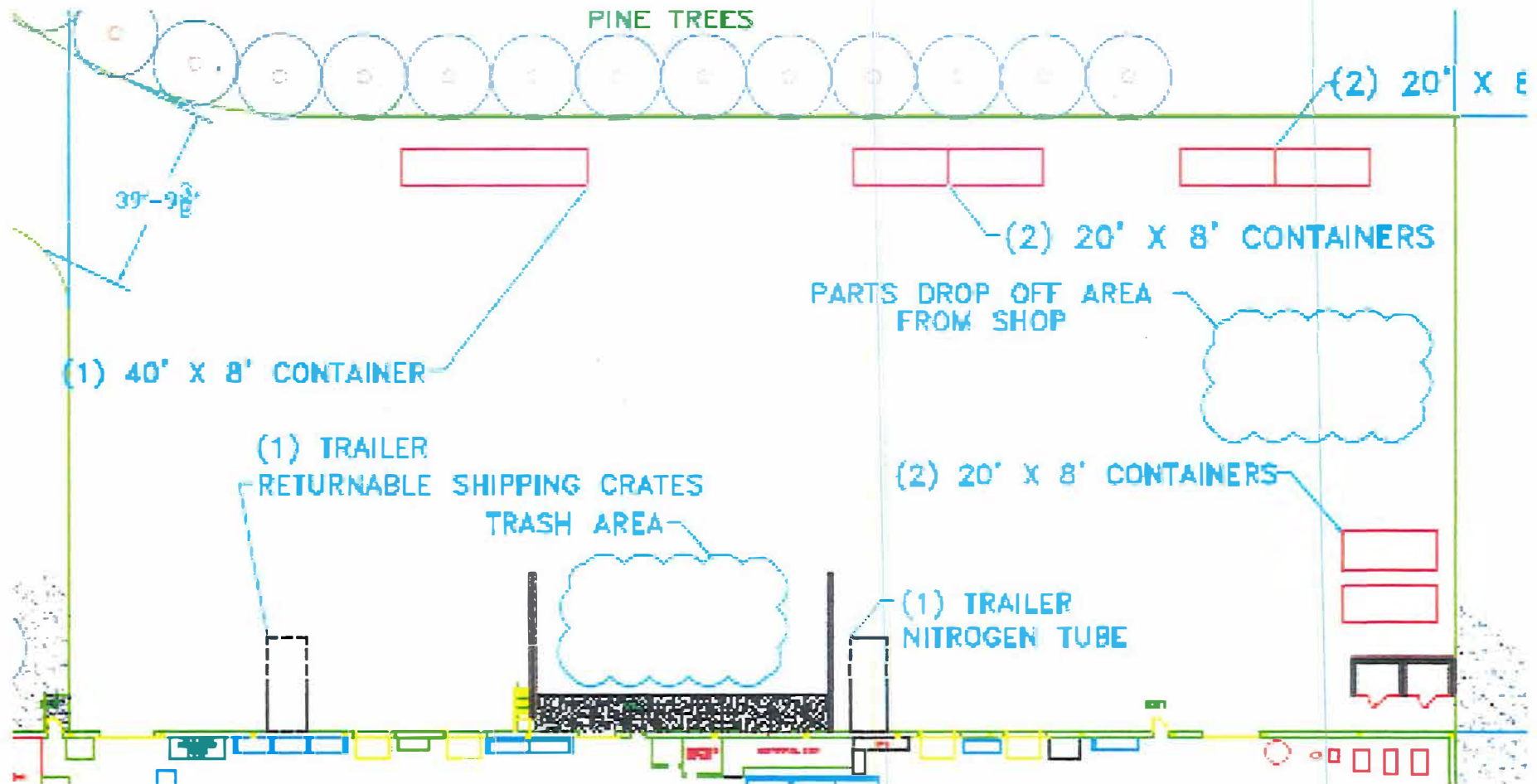


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 **Ingersoll Rand**
Industrial Technologies

Current State ZEKS Compressed Air Solutions

Current Outdoor Storage Layout – Obtained Temporary Permit for Outdoor Storage



Current Landscaping – North Corner Front Side – Parking Lot Area



7 | West Chester

Current Landscaping – North Side – Inside of Shipping Area



New Landscaping – North Corner – Parking Lot Area



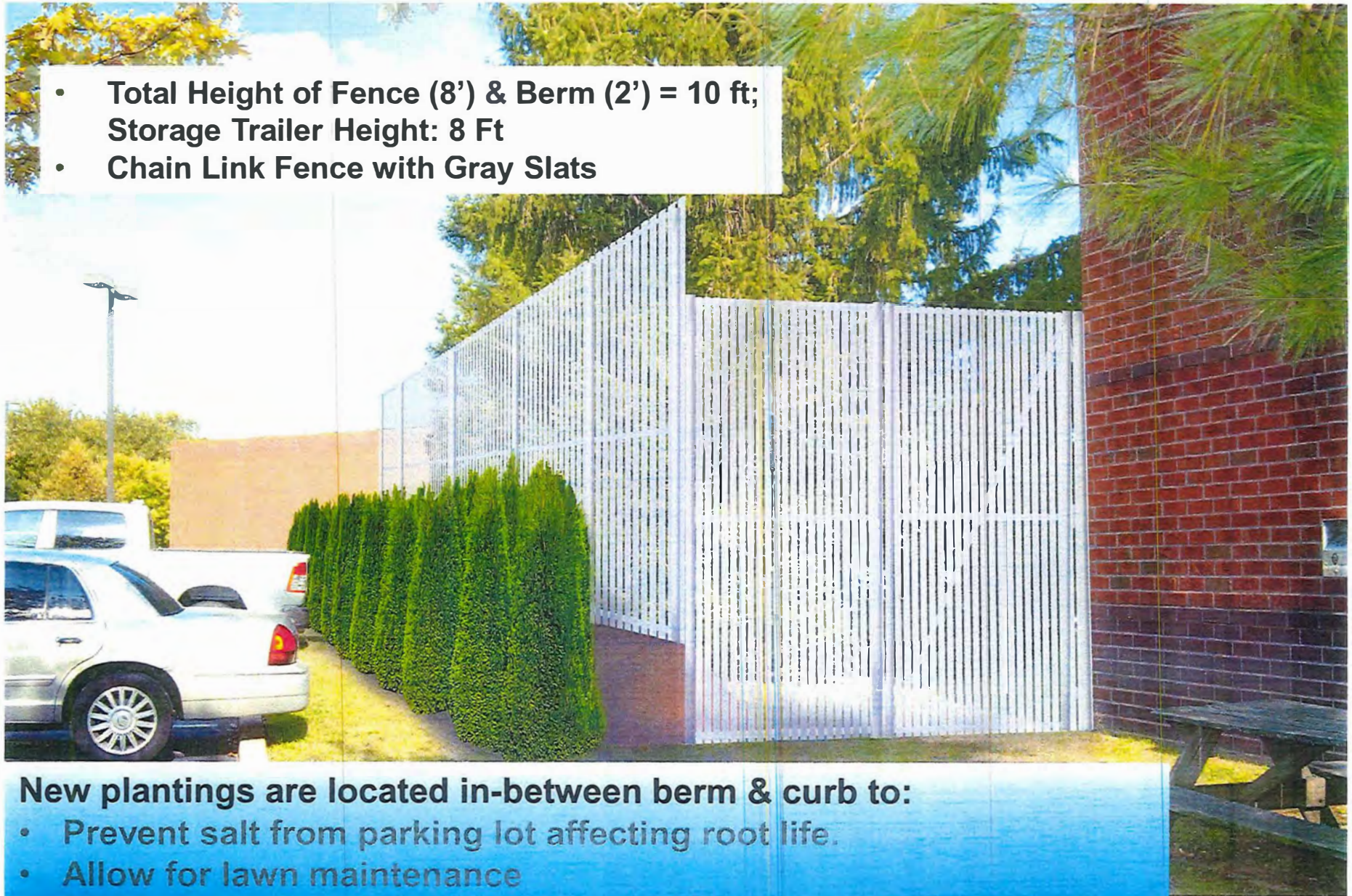
Only Need To Remove (1) Norway Spruce Tree – In path of fence installation.

Current Landscaping – North Corner – Parking Lot Area – Building Edge



New Landscaping – North Corner – Parking Lot Area

- Total Height of Fence (8') & Berm (2') = 10 ft;
Storage Trailer Height: 8 Ft
- Chain Link Fence with Gray Slats



New plantings are located in-between berm & curb to:

- Prevent salt from parking lot affecting root life.
- Allow for lawn maintenance
- Existing Norway Spruce are trimmed.

Il Rand

Landscaping

New Landscaping – North Corner – Parking Lot Area

**Total Height of Fence (8') &
Berm (2') = 10 ft; Storage
Trailer Height: 8'**

North Side With Fence and Berm

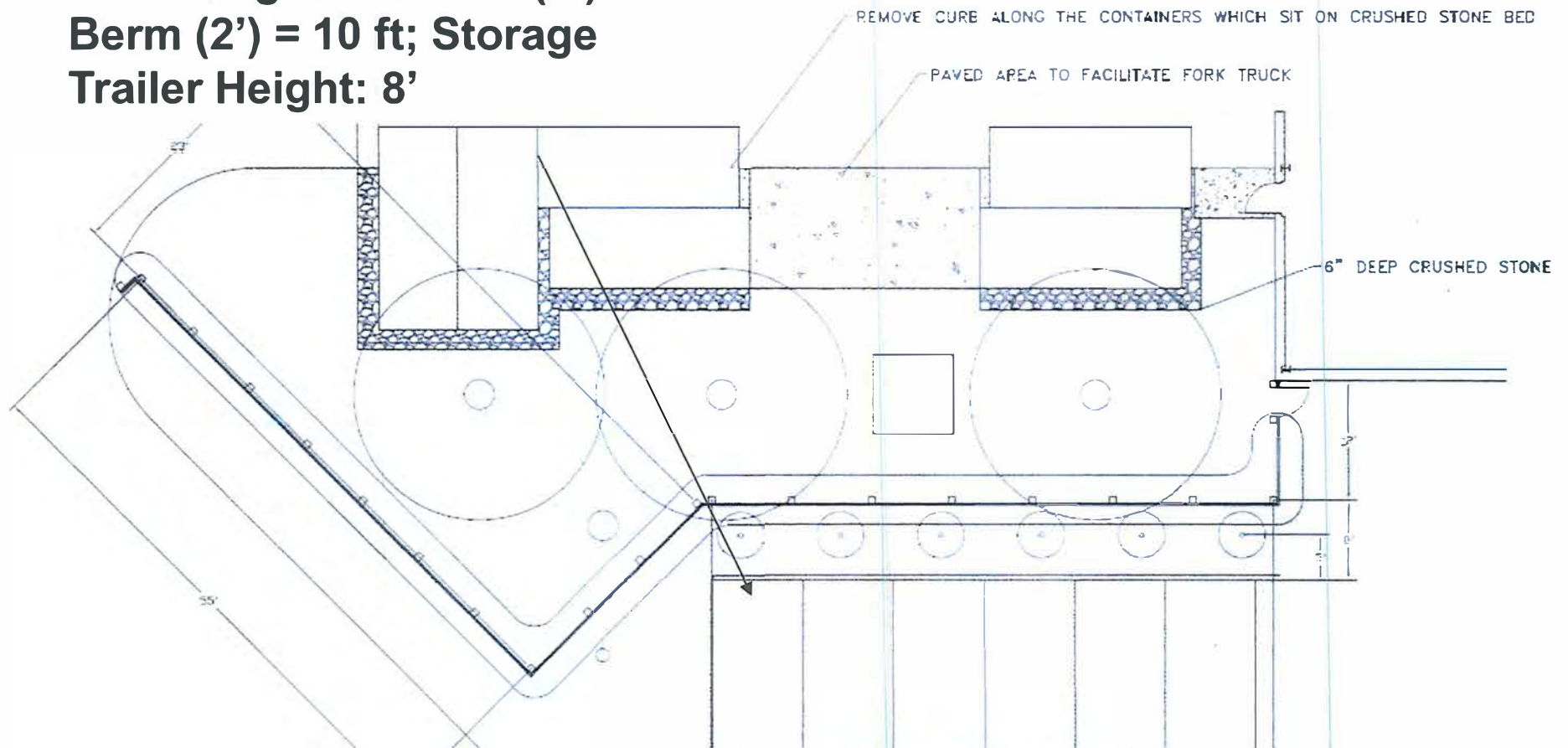
Automated Gate: 6 ft Tall

New plantings are located in-between berm & curb to:

- Prevent salt from parking lot affecting root life.
- Allow for lawn maintenance

New Landscaping – North Corner – Parking Lot Area

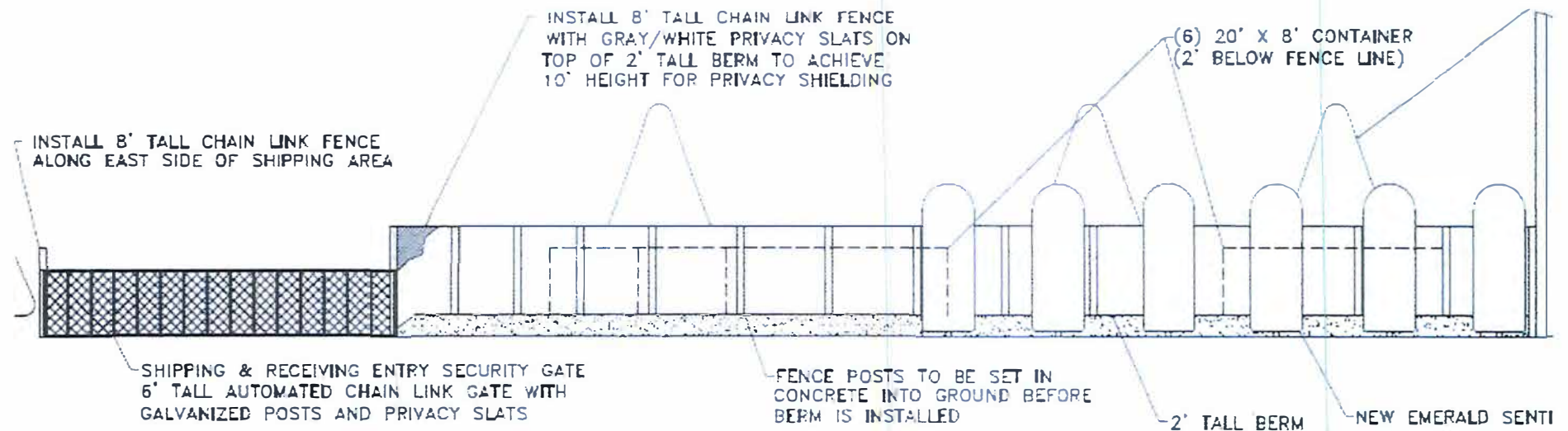
**Total Height of Fence (8') &
Berm (2') = 10 ft; Storage
Trailer Height: 8'**



New plantings are located in-between berm & curb to:

- Prevent salt from parking lot affecting root life.
- Allow for lawn maintenance

Proposed Landscaping Plan – North Corner – Parking Lot Area



Design Notes:

- (3) Existing Norway Spruce Trees
- Plant new Emerald Green Sentinal Cedar Trees in front of new fence

New Proposed Tree Planting – North Corner

- Trees to be planted in front of existing Norway Spruce Trees.



Description. Norway spruce is a large, fast-growing evergreen coniferous tree that grows to mature heights of 115 to 180 feet (35 – 55 m) tall with a trunk up to 3 to 5 feet (1 - 1.5 m) in diameter, measured at breast height. It is fast growing when young, up to 3 feet (1 m) per year for the first 25 years under good conditions, but becomes slower once over 60 feet (20 m) tall.

Shoots are orange-brown and glabrous (hairless) in texture.

Leaves are needle-like, 0.5 to 1 inch (12–24 mm) long, quadrangular in cross-section (not flattened), and dark green on all four sides with inconspicuous stomatal lines.

Pollen cones measure (12 - 25 mm) long and are purplish red in color.

Seed cones measure 4 to 7.5 inches (9 – 17 cm) long (the longest of any spruce), and have bluntly to sharply triangular-pointed scale tips.

They are green or reddish when young, maturing brown 5 to 7 months after pollination.

Seeds are black, 0.16 to 0.2 inch (4 – 5 mm) long, with a pale brown, 0.6 inch (15 mm) wing.

New Proposed Tree Planting – North Corner

- Trees to be planted in front of existing Norway Spruce Trees.

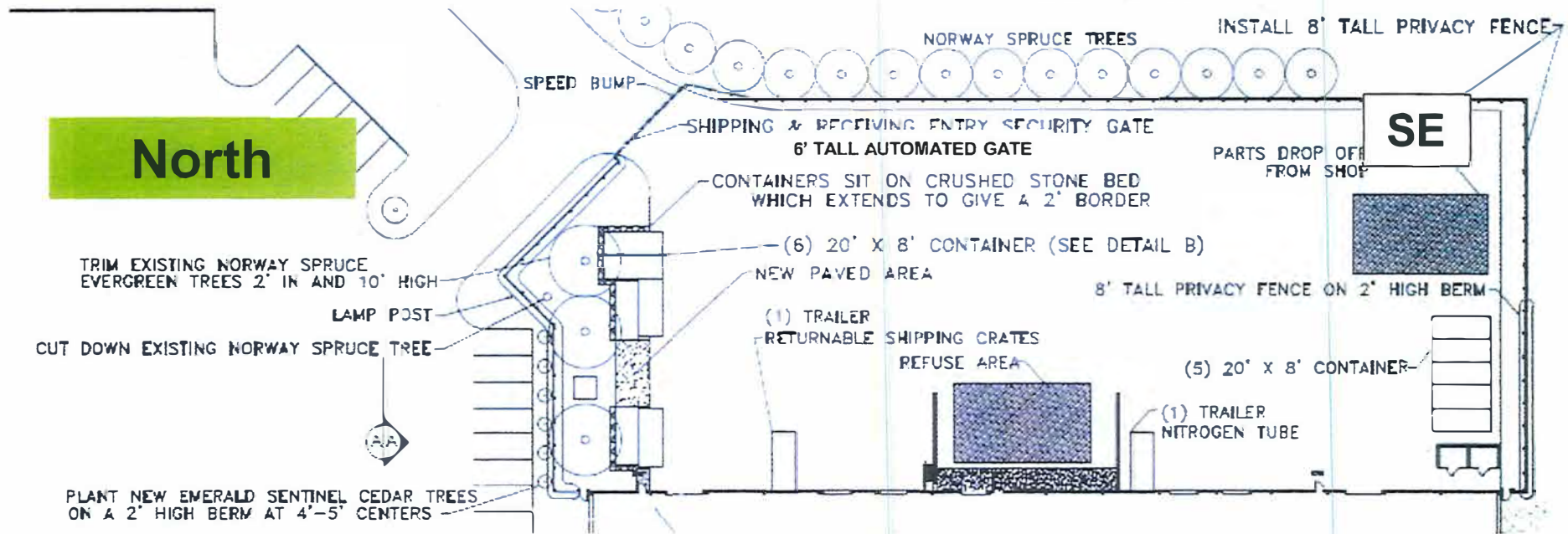


Juniperus virginiana 'Corcorcor' / Emerald Sentinel™ Red-cedar

It is an upright, rather narrow selection of Eastern Red-cedar with bright green foliage. This is a female, fruiting cultivar that is deemed to have superior disease resistance and is considered one of the toughest plants in the nursery trade. After 10 years in the landscape, a mature specimen can measure up to 20 feet (6 m) tall and 8 feet (2.6 m) wide, a rate of growth approaching 2 feet (60 cm) annually. It is quite suitable for hedgerows where arborvitae may be inappropriate.

Proposed Landscaping Plan – Plan View – Shipping & Receiving Area

East Side



Design Notes:

- **North Side**
 - (3) Existing Norway Spruce Trees – Prune to accommodate fence & container placement
 - Remove (1) Norway Spruce Tree
 - Plant new Emerald Green Sentinal Cedar Trees in front of new fence
- **East Side**
 - Prune trees along East side (property border). Install fence 3' from Curb to allow for mowing lawn area.

Current Landscaping – Southeast View – Parking Lot Area



Future State – East Boundary Line View – Receiving Lot Area

**Total Height of Fence (8')
Chain Link Only w/o Slats**

**Fence to be inset 2.5 ft from
curb to allow for grass cutting.**

Current Landscaping – South Side (Facing Wrights Lane)

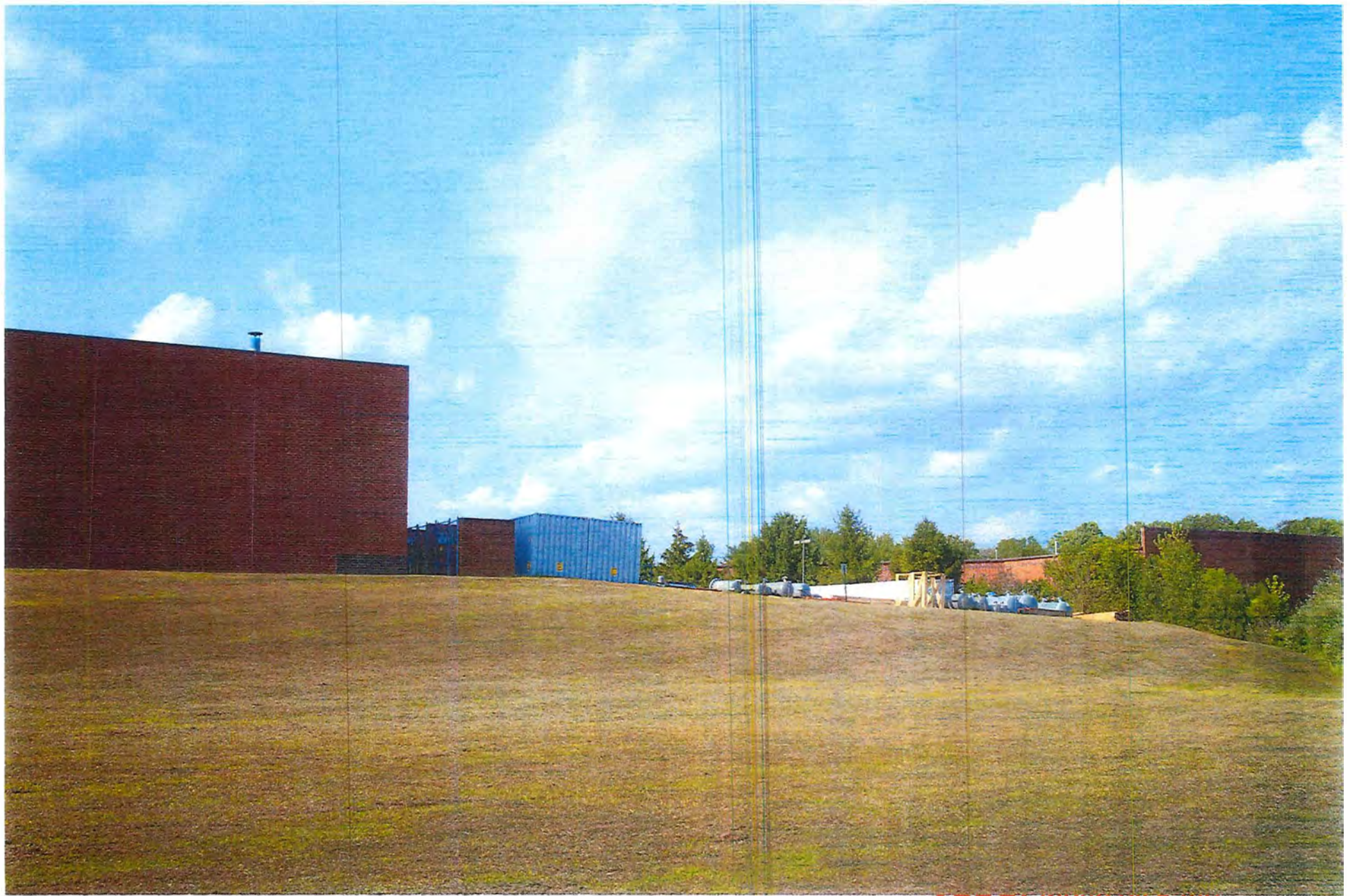
Trees along South border obscure view of building from Wrights Lane



Current Landscaping – South Side (Facing Airport Road)

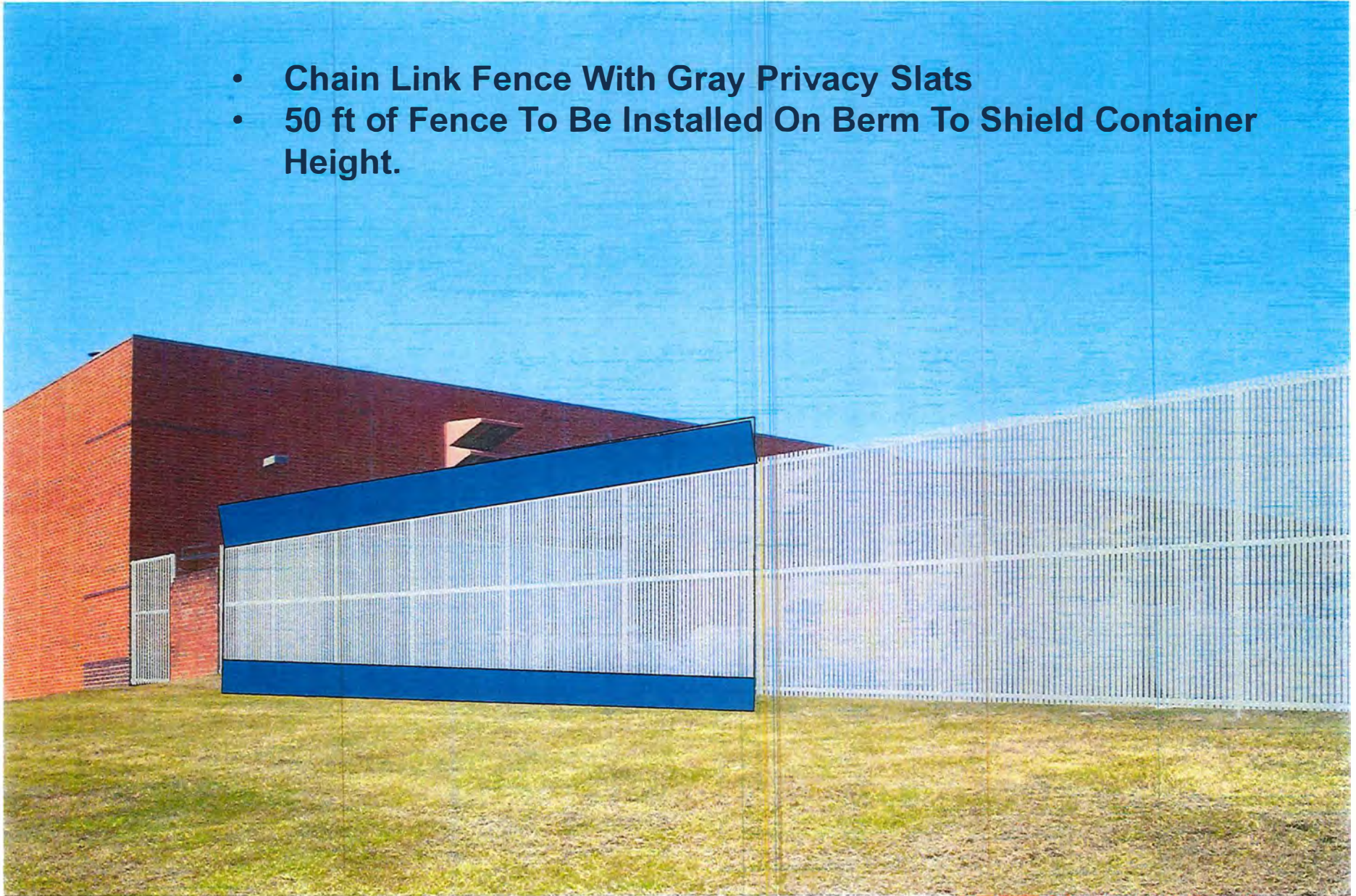


Current Landscaping – South Side (Facing Wrights Lane)



Current Landscaping – South Side with Fence & Partial Berm

- Chain Link Fence With Gray Privacy Slats
- 50 ft of Fence To Be Installed On Berm To Shield Container Height.





1269 Estate Drive,
West Chester PA 19380
610 350 7000/mdunn@brandywineforest.com
www.brandywineforest.com

September 10th, 2019

Re: Tree Line of Site Issues at Zeks Compressed Air.

Dear Mr. Mark,

This letter is in response to your request that I examine the trees at the ZEKS Compressed air facility at 1302 Goshen Parkway in West Chester Pennsylvania. As new development plans were to take place at the rear of facility it became clear from East Goshen township officials that there was an issue with line of site. From our discussion it was divulged that ZEKS Condensed Air Solutions is planning to revise their conditional use to comply with the Outdoor Storage Zoning Ordinance. To shield these issues ZEKS has proposed installing a fence around the yard space at the rear of the property to protect the yard space from view. Also proposed was a landscape installation at the Northeastern corner of the property near the drive entrance to the yard space. This construction will have some impact on the existing trees.

I was contracted to do an initial site assessment with Mr. Mark and craft a basic letter report with recommendations to remediate any issues with the proposed plans put forth by ZEKS. These recommendations would include the feasibility of the ZEKS plan as it relates to any potential infringement on the critical root zone (CRZ) of the existing landscape trees. Also, I will make planting suggestions to cover any holes in line of site from the Northeastern corner. Finally, I will make pruning recommendations to allow the fencing project the necessary clearance. The site was evaluated using a Level 1 Limited Visual Assessment as outlined in the *International Society of Arboriculture's (ISA) Best Management Practices for Tree Risk Assessment and ANSI A300 Tree Risk Assessment Standard*.



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- making appropriate cuts to a lateral 1/3 the diameter of the main stem. Pruning cuts should be directed by a company that employs ISA Certified Arborists.
2. Remove one forward facing Norway Spruce in Northeastern corner.
 3. Grind stump to below grade.
 4. Install 5-8 small evergreens along Northeastern corner on North Side of fence. All installations shall follow *ANSI A300 Standards Part 6-Planting and Transplanting*. Two recommended replacement specimens that are of small stature that should prosper in the intended space are Nelly Stevens Holly, *Ilex x 'Nellie Stevens'* and Emerald Sentinel Cedar, *Juniperus virginiana x 'emerald sentinel'*. Exact number of plants, spacing and placement will need to be determined at a future time. Planting size should be 6-8' or 8-10' in height.

In conclusion the ZEKS plan to install the fence and these above recommendations will ensure that the existing landscape offers the correct line of site protection. As the majority of the fencing installation will be outside of the critical root zone there is a low probability of substantial root damage. With proper pruning following ISA standards the trees will not be harmed when clearance cuts are made. The additional landscape feature plants will block line of site issues from the Northeastern corner. Please remember to involve a consulting arborist if the plan or scope of work changes.

Sincerely,

Michael B. Dunn

Board Certified Master Arborist PD 1829 BM

A handwritten signature in black ink, appearing to read "Michael B. Dunn", with a stylized flourish at the end.

Slat Pictures



Slat Notes:

- Color Selection: Gray

Top-Locking Slats

As an alternative approach to our bottom-locking style, these slats also provide an economical and attractive way to enhance any chain link fence. The locking system is located near the top of the slats to ensure a clean, straight edge along the top of the fence; further enhancing its appearance.

FEATURES

- **Design:** Top-Locking Slats are flat and tubular in shape, with circular, notched out holes located near the top of the slat.
- **Fast & Easy Installation:** There is no need to kneel down! Simply insert the slats vertically from top to bottom, keeping the locking holes on top. Then thread the flexible locking channel horizontally through the notched holes in the slats. These holes are elliptical to ensure they always stay open for fast and easy threading.
- **Standard Heights:** 4 ft., 5 ft., 6 ft., 7 ft., 8 ft., 10 ft., 12 ft.
Special heights available upon request.
- **Slat Length:** 2" shorter than the overall height of the fence.
- **Flexible, Top-Locking Channel:** Also available on a continuous 200 ft. reel for larger jobs.
- **Wind Load and Privacy Factor:** Approximately 75%.

White



Slat Name

Slat Width

Mesh Size

Wire Gauge

Slats per bag

Coverage per bag

Top Lock 2' x 16'

1" x 16"

2" Mesh

9 or 11 Gauge

82

10 Linear Feet

Top Lock 2' x 16'

1" x 16"

2" Mesh

11" or 12 Gauge

78

10 Linear Feet

Top Lock 1' x 16'

1" x 16"

1" Mesh

11 Gauge

100

10 Linear Feet

Top Lock 1' x 16'

1" x 16"

2" Mesh

11 Gauge

100

10 Linear Feet

Green



Brown



Black



Beige



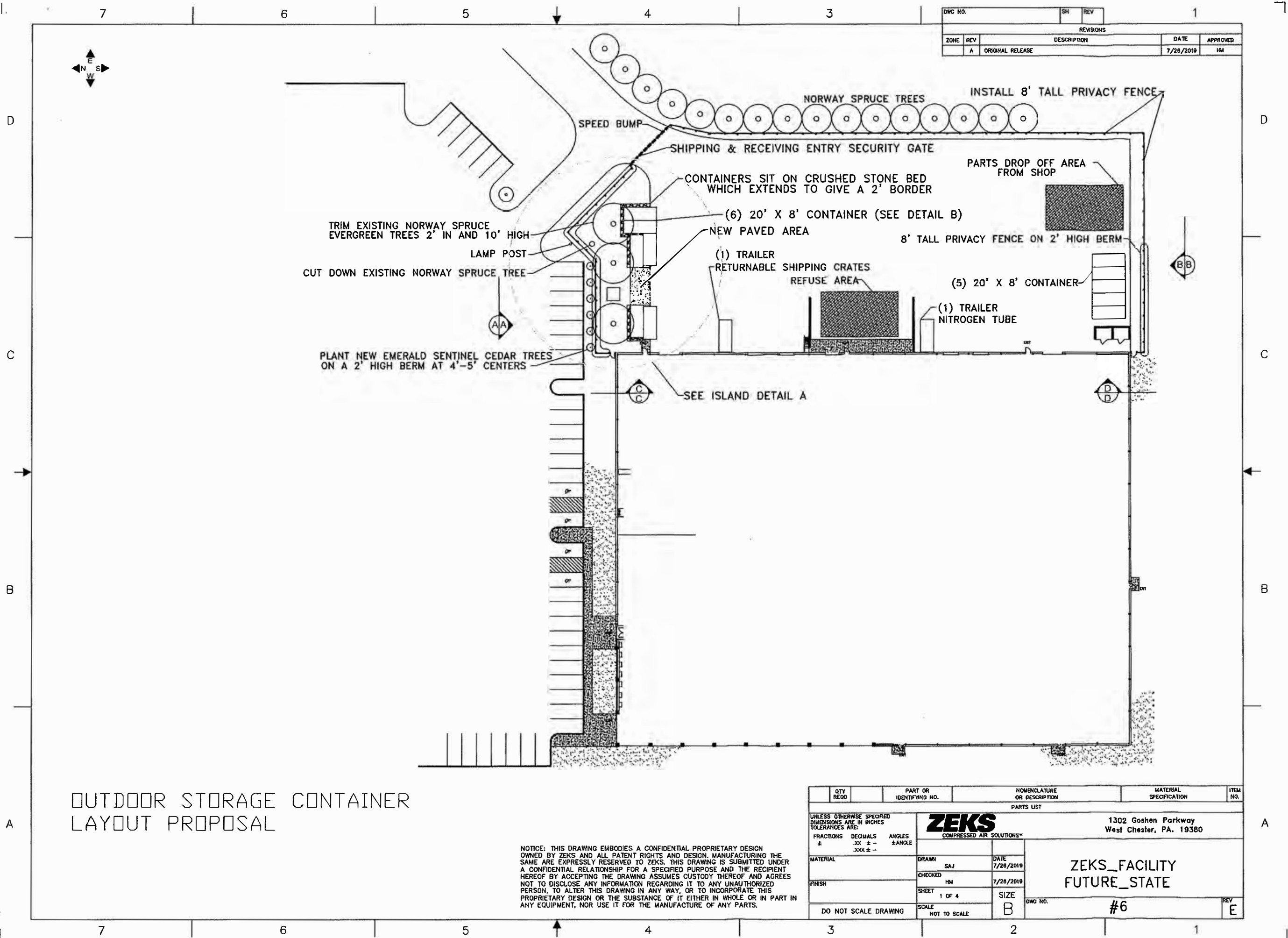
Grey



Redwood



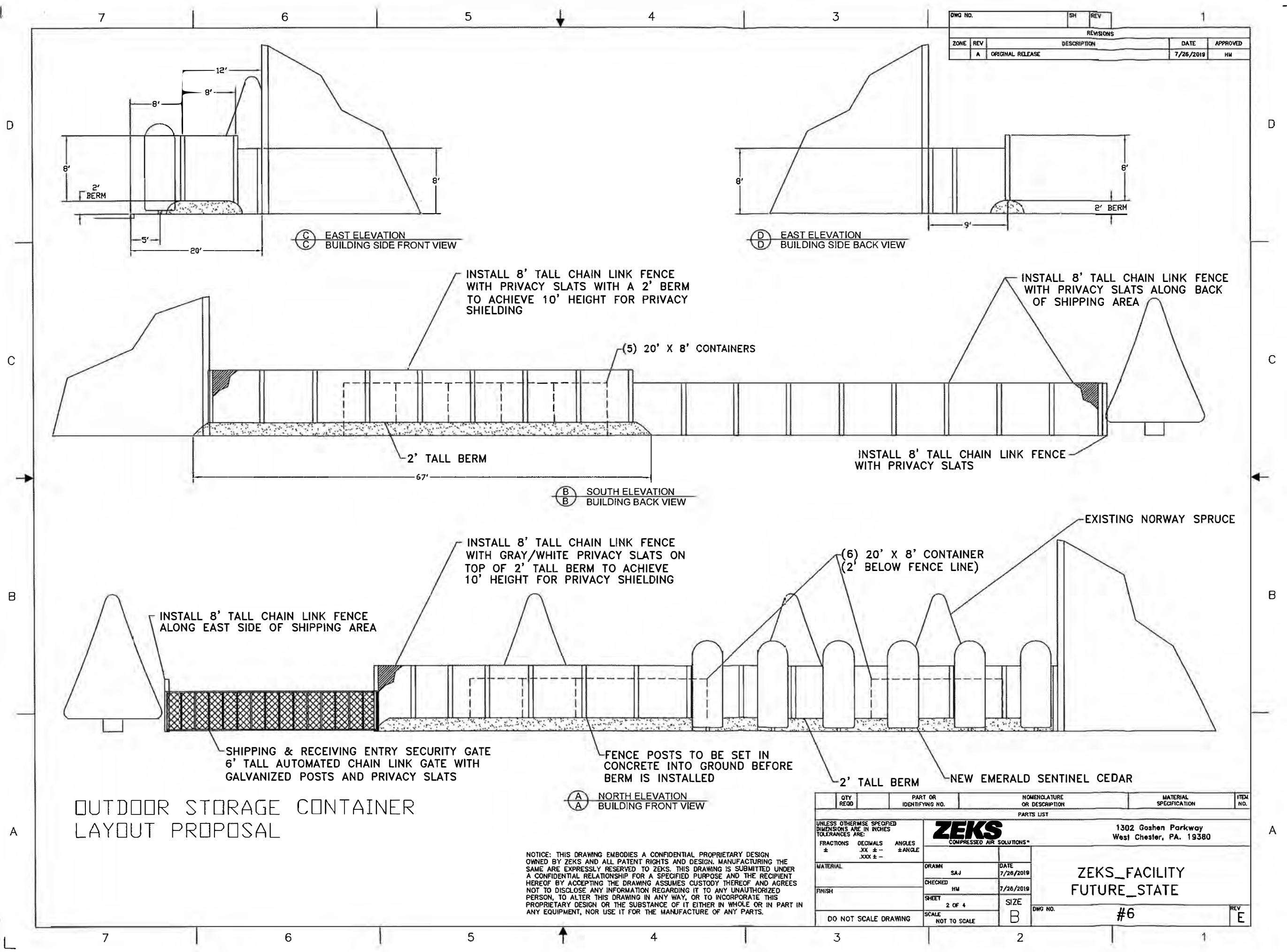
* Exact representation of slat colors in printing is difficult. Please refer to actual color samples for final matching.



OUTDOOR STORAGE CONTAINER
LAYOUT PROPOSAL

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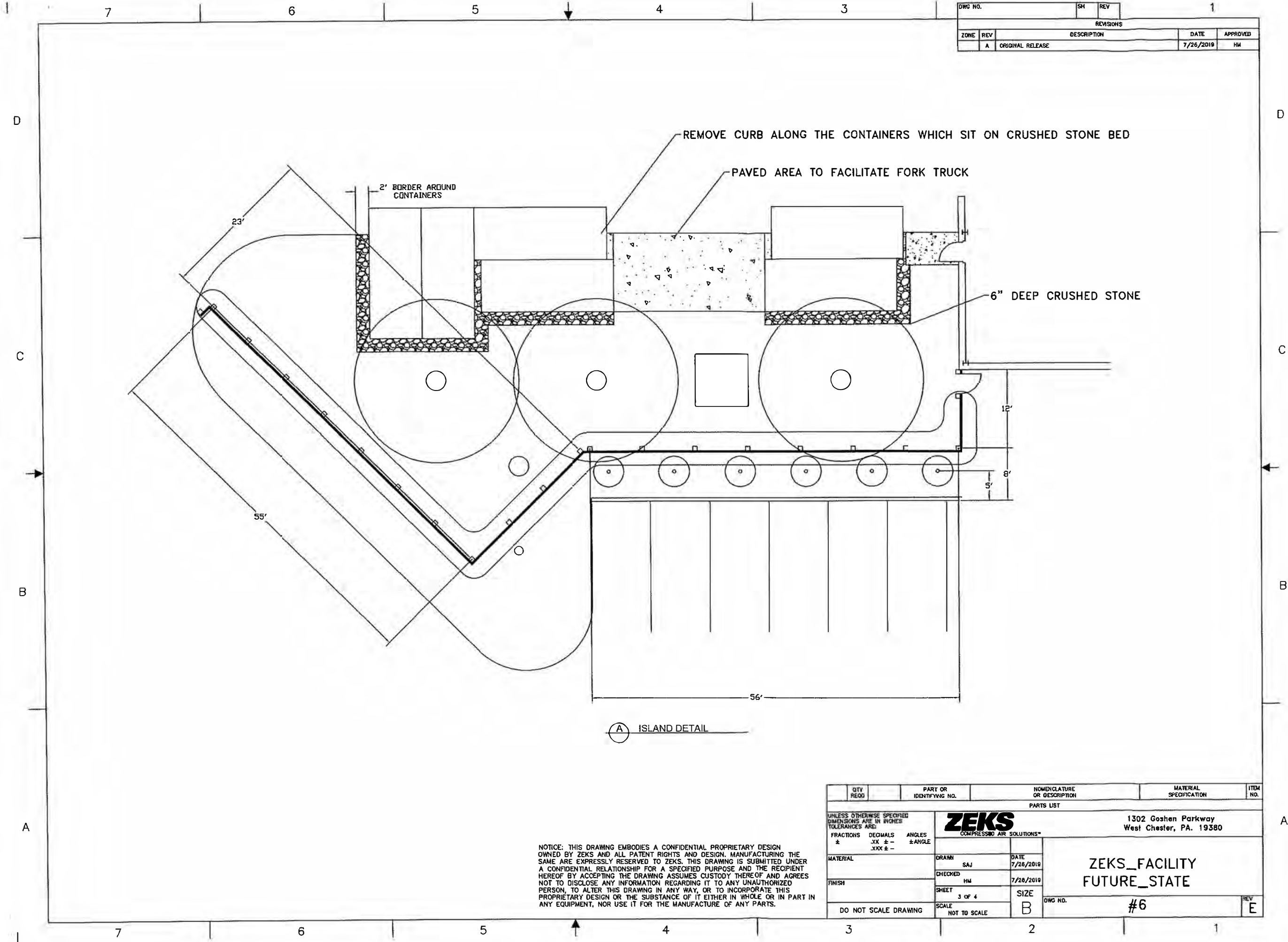
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PARTS LIST				
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES ARE:				
FRACTIONS ±	DECIMALS .XX ±-- .XXX ±--	ANGLES ± ANGLE	1302 Goshen Parkway West Chester, PA. 19380	
MATERIAL		DRAWN SAJ	DATE 7/28/2019	ZEKS_FACILITY FUTURE_STATE
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A	ORIGINAL RELEASE		7/26/2019	HM

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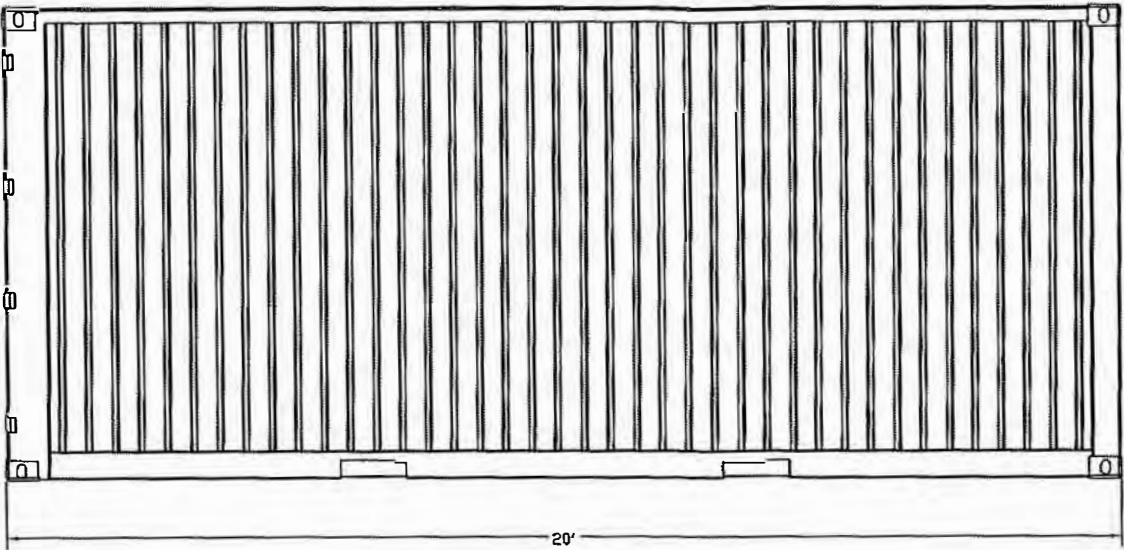
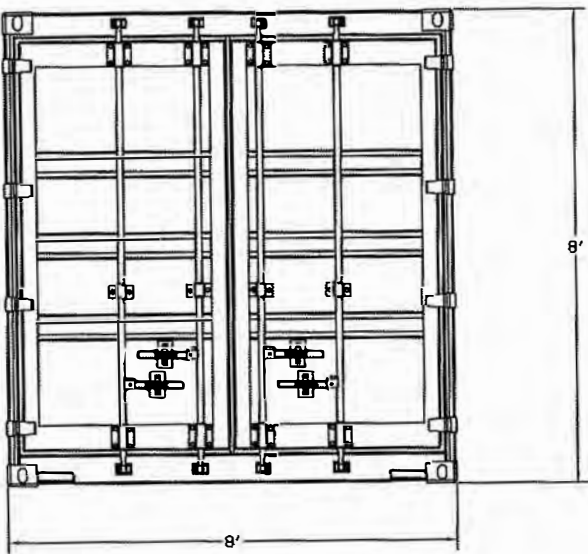
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REVISIONS					
ZONE	REV	DESCRIPTION		DATE	APPROVED
	A	ORIGINAL RELEASE		7/26/2019	HM

(A) ISLAND DETAIL

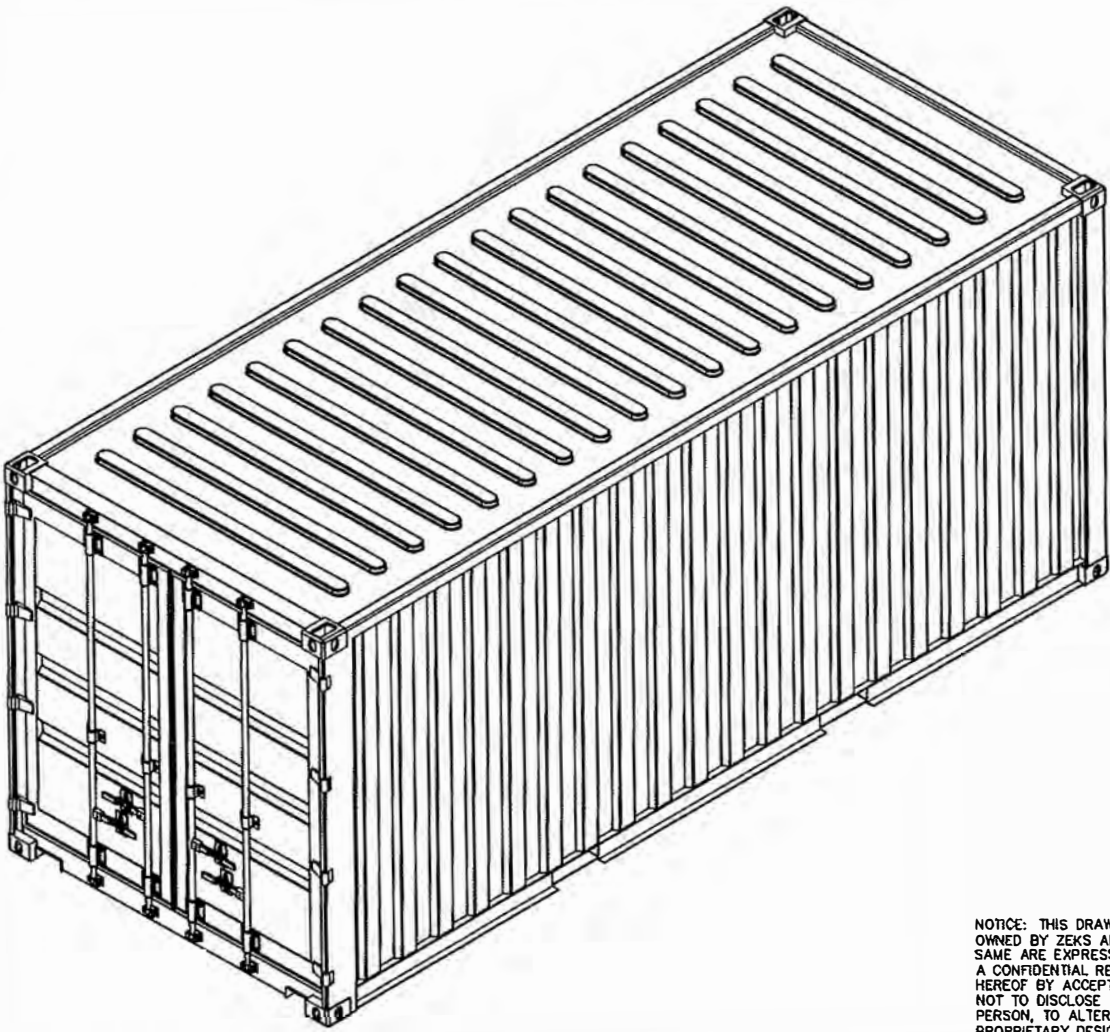
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PARTS LIST				
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FRACTIONS ±	DECIMALS .XX ± .XXX ±	ANGLES ±ANGLE	ZEKS COMPRESSOR AIR SOLUTIONS™	
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DWG NO.		SH	REV	1	
REVISIONS					
ZONE	REV	DESCRIPTION		DATE	APPROVED
	A	ORIGINAL RELEASE		7/26/2018	HM



(B) CONTAINER DETAIL



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MATERIAL	DRAWN SAJ	DATE 7/26/2018	ZEKS_FACILITY FUTURE_STATE	
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EAST GOSHEN CONSERVANCY

September 27, 2019

East Goshen Township
Planning Commission
1580 Paoli Pike
West Chester, Pa. 19380

Re: 1201 Goshen Parkway / ZEKS Air Dryers / Conditional Use Amendment
Landscape screening

Dear Commission Members:

At their meeting on September 11, 2019 the Conservancy Board voted unanimously in favor of the following motion:

Mr. Chairman, I move that the Conservancy Board support the landscape screening plan as presented by the applicant.

Sincerely,



Mark A. Gordon
Zoning Officer

FILE

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

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 9/27/2019
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlb*
Re: Paoli Pike / Goshenville TND Planning

Planning Commission Members,

The Township BOS has forwarded the Paoli Pike TND ordinance to the CCPC for review and we have received their review comments. With the CCPC review comments in mind the BOS requests the Planning Commission provide comments on the CCPC review for their consideration.

Staff Recommendation:

The CCPC review identifies numerous housekeeping and several ordinance structure comments that can and should be considered prior to moving forward.

Staff has reviewed these comments and concurs that they need to be considered and addressed. The CCPC review supports the concept and approach of the PP TND Ordinance. At this time staff believes that the PC should wait to make amendments to the draft ordinance until the Board of Supervisors has had an opportunity to present the Draft Ordinance to the public and receive their feedback.

Draft Motion:

Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors present the Paoli Pike TND Overlay Draft Zoning Ordinance to the public, receive feedback and provide the Planning Commission with clear direction on how to proceed.



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

September 18, 2019

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

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment –
Traditional Neighborhood Development TND-1 and TND-2 Goshenville Overlay Districts
East Goshen Township – ZA-08-19-16030 and SA-08-19-16031

Dear Mr. Smith:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment and Subdivision and Land Development Ordinance (SLDO) Amendment submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and 505(a), respectively. The referral for review was received by this office on August 19, 2019. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

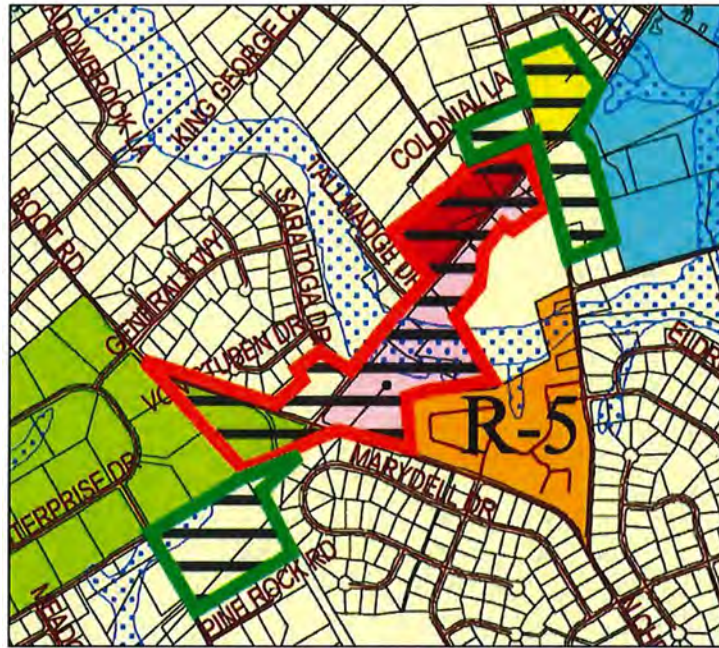
1. The Township proposes the addition of the Traditional Neighborhood Development: TND-1 Goshenville Overlay District (proposed Section 240-61), and the Traditional Neighborhood Development: TND-2 Goshenville Overlay District (proposed Section 240-62) to the Township Zoning Ordinance. Applicability and conditions of eligibility, intent, use regulations, area and bulk requirements, and special design and development standards are provided for each overlay district. We also note that, while the TND-1 Overlay District will promote a mix of non-residential and residential uses, the TND-2 Overlay District will generally be limited to residential uses.

Additionally, a General Manual of Written and Graphic Design Standards is provided for the TND-1 and TND-2 Overlay Districts (Appendix A and Appendix B, respectively). Furthermore, definitions for the following terms are proposed to be added to Section 240-6: Artisan Shop, Build-To Line, Outdoor Dining, Pedestrian Gathering Area, Pop-Use Use, Revitalization, Streetscape, and TND Open Space.

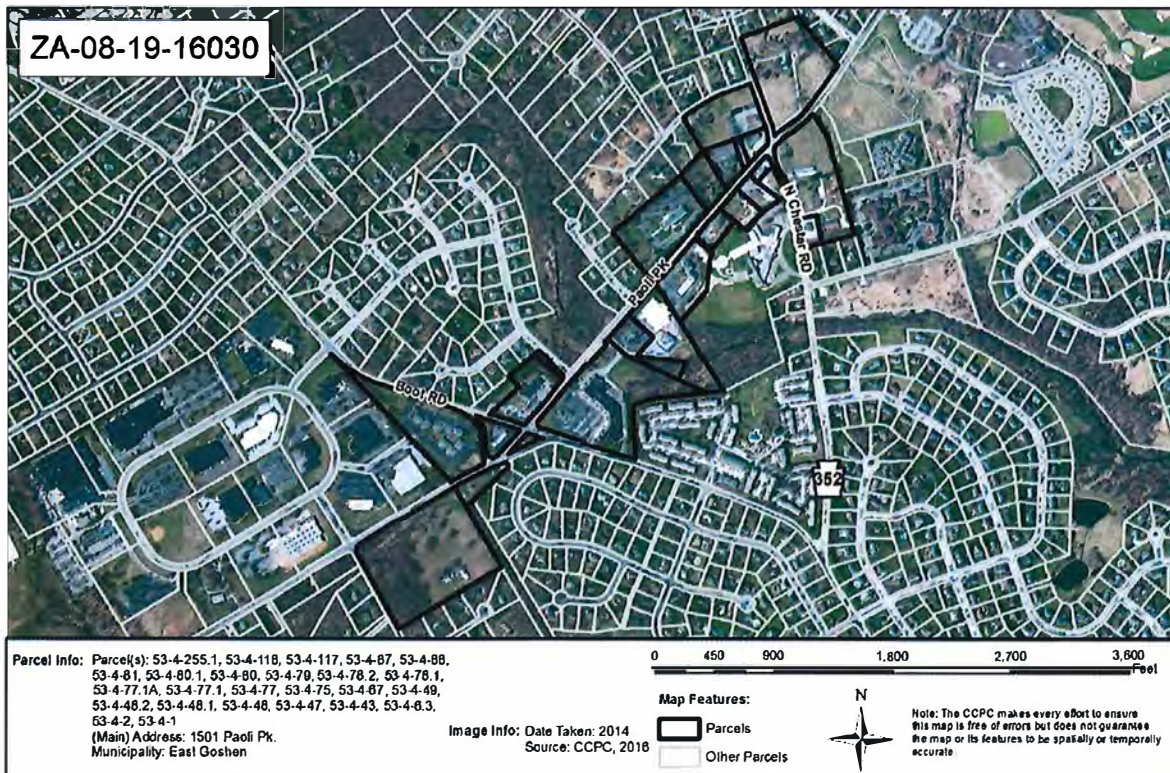
2. The amendment submission from the Township included a draft Township Zoning Map (last revised April 5, 2019) depicting the location of the TND-1 and TND-2 Overlay Districts. The map inset from the draft Zoning Map is provided on page 2.
3. The Township also proposes the following amendments to its SLDO: add Section 205-75, pertaining to design and development standards for the TND-1 and TND-2 Overlay Districts; and add Appendix A – General Manual of Written and Graphic Design Standards for the TND-1 and TND-2 Overlay Districts.

Page: 2

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment –
Traditional Neighborhood Development TND-1 and TND-2 Goshenville Overlay Districts
East Goshen Township – ZA-08-19-16030 and SA-08-19-16031



Map Inset, Draft Township Zoning Map: Proposed TND-1 Overlay District (red outlined area), and Proposed TND-2 Overlay Districts (green outlined areas)



Location Map: Parcels in proposed TND-1 and TND-2 Overlay Districts, based upon the Map Inset in the draft Township Zoning Map

Page: 3

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment – Traditional Neighborhood Development TND-1 and TND-2 Goshenville Overlay Districts

East Goshen Township – ZA-08-19-16030 and SA-08-19-16031

AREA EVALUATION:

4. Existing Zoning: The proposed TND-1 Overlay District would apply to parcels situated in the Township's C-2 Local Convenience Commercial; C-5 Government, Finance and Office; BP Business Park; and R-2 Low Density Residential zoning districts. The TND-2 Overlay District would apply to parcels situated in the R-2 Low Density Residential and R-3 Medium Density Residential zoning districts.
5. Water and Sewer Facilities: According to County mapping records, this area of the Township is served by public water and public sewer facilities.
6. Municipal Comprehensive Plan: The Future Land Use Plan (page 6-1) in the Township's 2015 Comprehensive Plan indicates that the TND-1 Overlay District is situated in the Commercial and Town Center designations. The eastern TND-2 Overlay District, generally located on the east side of North Chester Road and the north and south side of Paoli Pike, is situated located in the Low Density Residential and Medium Density Residential designations. The western TND-2 Overlay District, located on the south side of Paoli Pike west of Boot Road, is situated in a Low Density Residential designation. Additionally, the Overlay Districts are located within the Paoli Pike Corridor overlay area.

LANDSCAPES:

7. The proposed TND-1 and TND-2 Overlay Districts are located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. Additionally, a portion of the TND-1 Overlay District, situated along an unnamed tributary to Ridley Creek, is located in a **Natural Landscape** Overlay designation. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

The proposed zoning ordinance and SLDO amendments are consistent with the objectives of the **Suburban Landscape**. We acknowledge and endorse that the intent of the Overlay Districts, as specified in proposed Sections 240-61.B and 240-62.B of the Zoning Ordinance, includes the implementation the Township's 2015 Comprehensive Plan, the implementation of the Paoli Pike Corridor Master Plan (adopted December 19, 2017), and to promote walkability.

Additionally, we acknowledge the Township's ongoing efforts in the preservation of the historic resources in Goshenville. *Landscapes3* recognizes these significant historical landscapes as an overlay area on the Landscapes Map. Overlay areas do not replace the underlying landscape categories, but they identify areas where continued preservation of these resources is a high priority. Development within or adjacent to historic resources should apply context-sensitive design to integrate with distinctive cultural features.

Page: 4

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment –
Traditional Neighborhood Development TND-1 and TND-2 Goshenville Overlay Districts
East Goshen Township – ZA-08-19-16030 and SA-08-19-16031

COMMENTS:

Zoning Amendment Comments:

8. For clarity purposes, the Township should provide the list of parcels to be located in the TND-1 and TND-2 Overlay Districts. We note that, while our location map at the bottom of page 2 is based upon the map inset in the draft Township Zoning Map, it may not accurately reflect the parcels to be included in the overlay districts due to the small size of the map inset.
9. In its review of the proposed design standards, the Township should avoid the use of language which may be difficult to enforce. For example, the Design Standards for temporary uses in Sections 240-61.F.(1)(c)[4] through 240-61.F.(1)(c)[6] state that such uses “shall minimize impacts on surrounding and nearby properties,” “shall not cause vehicular traffic/parking problems, or put pedestrian safety at risk,” and “shall be located in an area with sufficient open space available to conduct the proposed use.” We suggest that some design standards be moved into the Legislative Intent Category, be provided with a measure of specificity to allow application or enforceability, or be removed to reduce the number of subjective design standards.
10. The Township should clearly identify how food trucks will be regulated. Design Standard 240-61.F.(1)(c)[3] states that temporary uses may include pop-up markets, pop-up festivals/events, pop-up art shows, food trucks/vendors, food stands, etc. However, the proposed definition of Pop-Up Use, which will be a by-right use in the TND-1 Overlay District, does not specifically reference food trucks.
11. The Township should provide their rationale for requiring conditional use approval for a lot or building containing more than one commercial or office establishment in the TND-1 Overlay District (Section 240-61.C(2)(a)). We suggest that the Township, in order to encourage development in the TND-1 Overlay District, consider allowing a lot or building with two or more commercial or office establishments as a by-right use. Alternatively, the Township could provide a higher upper limit for the number of commercial or office establishments permitted by-right, above which conditional use approval would be required (for example, permitting up to three establishments by-right, while requiring conditional use approval for four or more establishments).
12. As an incentive for historic preservation, we recommend that the Township allow the development of semidetached dwellings and townhouse dwellings in accordance with the development standards in the TND-2 Overlay District, only when the historic resources on the project site are preserved. We note that the Historic Resources Map (page 13-1) in the Township’s Comprehensive Plan indicates that all four parcels within the eastern TND-2 Overlay District contain Class 1 or Class 2 historic resources.
13. The draft Ordinance contains three text annotations (stricken text) depicting proposed revisions. These annotations are located at:
 - Section 240-61.D.(1) – the first line underneath Minimum building height;
 - Section 240-61.D.(2) - Maximum Density; and
 - Section 240-62.E.(2)(g).

The Township should ensure that all such annotations are removed from the approved document.

Page: 5

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment – Traditional Neighborhood Development TND-1 and TND-2 Goshenville Overlay Districts
East Goshen Township – ZA-08-19-16030 and SA-08-19-16031

14. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

SLDO Amendment Comments:

15. The Township should verify the accuracy of the Article and Section references provided on page 1 of the draft SLDO Ordinance and page 1 of Appendix A. Page 1 of the draft SLDO Ordinance indicates that proposed Section 205-75 will be added to the Township SLDO within “Article IX. Special Development and Design Standards.” However, our copy of the Township SLDO identifies Article IX as “Development and Design Standards,” and it also indicates that existing Section 205-74 is part of Article X. Amendments, Penalties and Appeals.
16. There are two design standards on page 10.1 of Appendix A that are identified as Design Standard 205-75.A.(10)(g), and the text in the second design standard identified as 205-75.A.(10)(g), pertaining to retaining walls, is identical to the text in Design Standard 205-75.A.(10)(h) on page 10.2 of Appendix A. This should be clarified by the Township.
17. As currently written, Design Standard 205-75.A.(10)(h) on page 10.2 of Appendix A, which states that retaining walls utilized to enable the trail in narrow areas shall be pre-cast stone “that is referential to Historic Goshenville,” seems more like a legislative intent statement than a design standard. We recommend that Township should provide specific design standard(s) for retaining walls that can objectively be enforced.
18. While we acknowledge that Design Standard 205-75.A.(12)(b) states that internal street networks shall be designed and built as an interconnected network, we recommend that the Township add design standard(s) pertaining to the interconnection of parking areas, driveways and adjacent residential uses.
19. While the protection of historic resources is identified within the legislative intent statements, we suggest that the Township include a specific set of historic preservation design guidelines that addresses issues such as massing, scale and materials that is not already addressed in these amendments or in Article VI-Historic Preservation of the Township Zoning Ordinance.

We note that the Historic Resources Map (page 13-1) in the Township’s Comprehensive Plan indicates that all four parcels within the eastern TND-2 Overlay District contain Class 1 or Class 2 historic resources, and Action Item 13.2.1.1 on page A-9-1 of the Comprehensive Plan Appendix recommends that the Township create graphic design guidelines to illustrate appropriate techniques for building protection and rehabilitation of historic resources. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/lc-Appreciate.cfm.


RECOMMENDATION: The County Planning Commission commends East Goshen Township’s efforts in preparing these amendments. The Township should consider the comments in this letter before acting on the proposed zoning ordinance and subdivision and land development ordinance amendments.

Page: 6

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment –
Traditional Neighborhood Development TND-1 and TND-2 Goshenville Overlay Districts
East Goshen Township – ZA-08-19-16030 and SA-08-19-16031

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) and Section 505(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinances.

Sincerely,

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

Paul Farkas
Senior Review Planner

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 21st 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. 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 all apartment developments, 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 the following minimum setbacks:

From an arterial street:	75 feet measured from street right-of-way line
From a collector street:	50 feet measured from street right-of-way line
Side yard:	25 feet
Rear yard:	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:

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

Function	Minimum Cartway Width (feet)
Two-way traffic, parallel parking on one side	27
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

dwelling, except within a Business Park Apartment development. 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**

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

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 9/27/2019
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlg*
Re: BP Apartments Draft Zoning Ordinance

Planning Commission Members,

The Township BOS forwarded the Business Park Apartments ordinance to the CCPC for review and we have received their review comments. With the CCPC review comments in mind the BOS requests the Planning Commission provide comments on the CCPC review for their consideration.

Staff Recommendation:

The CCPC review identifies a number of comments that require review and consideration by the Planning Commission as well as some policy comments where additional input from the Board of Supervisors is warranted.

Staff has reviewed these comments and concurs that they need to be considered and addressed.

At this time staff believes that the PC should wait to make amendments to the draft ordinance until the Board of Supervisors has had an opportunity to present the Draft Ordinance to the public and receive their feedback.

Draft Motion:

Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors present the Business Park Apartments Draft Zoning Ordinance to the public, receive feedback and provide the Planning Commission with clear direction on how to proceed.



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

September 24, 2019

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

Re: Zoning Ordinance Amendment – Business Park Apartments, BP Business Park Zoning District
East Goshen Township – ZA-08-19-16045

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 initially received by this office on August 29, 2019, and a revised version of this amendment was received on September 10, 2019; this review addresses the revised version of the amendment received on September 10, 2019. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “Business Park Apartments” to Section 240-6.B;
 - B. Amend the Specific Intent Statement of the BP Business Park District in Section 240-21.A;
 - C. Add “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” to the list of uses permitted by conditional use in the BP Business Park District;
 - D. Add Section 240-22.Q, pertaining to signage for business park apartments and convenience commercial facilities in a Business Park Apartment development;
 - E. Amend Section 240-29, pertaining to design standards for all apartment developments, including Business Park Apartments in the BP Business Park District; and
 - F. Add Minimum Off-Street Parking Space Requirements for Business Park Apartments to Section 240-33.A. 1.3 parking spaces will be required for each one (1) bedroom dwelling unit, and 1.6 spaces will be required for each two (2) bedroom dwelling unit.
2. The zoning amendment submission from the Township included a sketch plan. This sketch plan, entitled “The Hicks Tract,” prepared by DL Howell, and dated August 12, 2019, depicts the construction of 170 apartment units in two three-story buildings, and 286 parking spaces, on an 8.1 acre site (UPI# 53-4-166 and 53-4-167) situated on the north side of Paoli Pike at its intersection with Meadow Drive, in accordance with the proposed ordinance standards. Our comments on this sketch plan begin on page 3 of this review letter.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

Area Evaluation, BP Business Park District:

3. Township Comprehensive Plan: The BP Business Park zoning district is situated on the north side of Paoli Pike, between Boot Road to the east and the East Goshen/West Goshen border to the west. The Future Land Use Plan (page 6-1) in the Township's 2015 Comprehensive Plan indicates that the BP zoning district is located in the Business Park Industrial and Paoli Pike Corridor designations. We also note that the Township Comprehensive Plan (page 14-1) indicates that the list of Higher Land Use Intensity Areas that can be enhanced and/or improved and/or energized includes the Goshen Corporate Park, which is located within this zoning district. Additionally, the Comprehensive Plan (Goal 6 on page A-3-1 of the Appendix) states that the Township should provide for a diverse mix of residential, commercial and other land uses in a way that enhances the Township's suburban character, builds community, and respects natural and historic resources.
4. Water and Sewer Service: According to County mapping records, this area of the Township is served by public water and public sewer facilities.

LANDSCAPES:

5. The Township's BP Business Park district is generally located within the **Suburban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The easternmost area of the district is located in the **Suburban Landscape** designation, and the portion of the district along the East Branch of the Chester Creek is also located in a **Natural Landscape Overlay** designation.

The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Multifamily residential development is an appropriate use in the **Suburban Center** and **Suburban Landscapes**.

COMMENTS – ZONING ORDINANCE AMENDMENT:

6. We suggest that the Township consider only allowing Business Park Apartments as a bonus in the BP Business Park District if the following elements are provided: trail improvements, preservation of historic resources, underground parking, and the inclusion of affordable housing units. "Live" Objectives A and B of *Landscapes3*, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additional information on this issue is available online at:
<http://www.chescoplanning.org/Landscapes3/3d2-LiveRec.cfm>.

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7. The Township may want its Solicitor to review Section 240-29.C.(8) of the proposed ordinance, which states that no dwelling unit within an apartment development shall contain more than two bedrooms. If it does not do so already, the Township may want to allow three bedroom apartments in some locations to accommodate families.
8. For clarity purposes, we suggest that Section 240-20.C.(5) be revised to provide two separate columns for the setback standards (one column for Business Park Apartments, and a second column for apartments permitted elsewhere in the Township). This section is difficult to interpret as currently formatted.
9. Proposed Section 240-33.B.7 provides the minimum off-street parking space requirements for one (1) and two (2) bedroom units for Business Park Apartments. For clarity purposes, the Township should also identify the minimum off-street parking space requirement for any efficiency or studio apartments proposed as part of a Business Park Apartment development.
10. The Township should examine the adequacy of the existing landscaping/buffer provisions in its zoning ordinance. No additional landscaping/buffer standards are provided as part of the current zoning amendment. There is a farm to the west of the site, so buffering should be provided on the more intensely proposed site.
11. We recommend that the proposed standards require building elevations to be submitted as part of the conditional use application.
12. We suggest that the Township consider limiting the number of apartment units to be permitted in Goshen Corporate Park. This is because this is the only commercial business park area in the Township, while there are many residentially zoned areas in the Township.

COMMENTS – SKETCH PLAN:

We offer the following comments, primarily focused on design-related issues and concerns, to assist the applicant and the Township in its review of the sketch plan prior to an official submission.

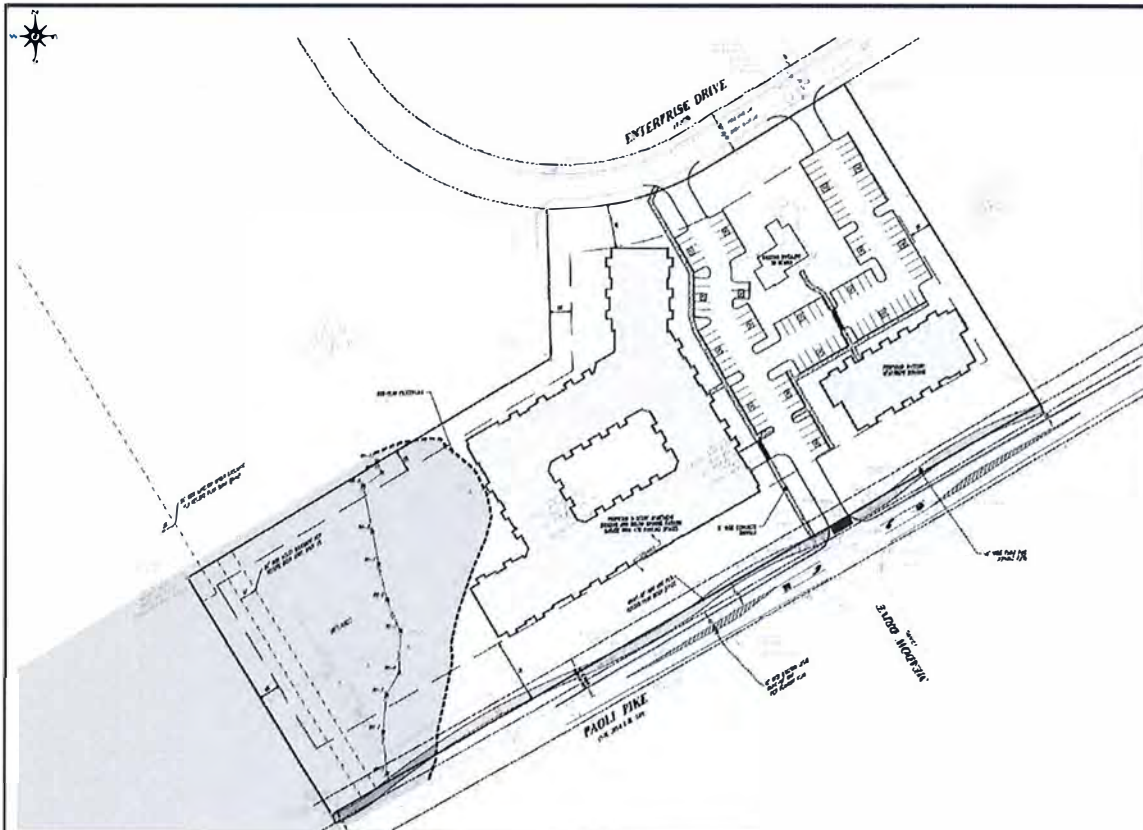
13. Sketch Plan Summary:

Location:	the north side of Paoli Pike at its intersection with Meadow Drive
Site Acreage:	8.1
Proposed Land Use:	170 apartment units
Municipal Land Use Plan Designation:	Business Park Industrial
UPI#:	53-4-166, 53-4-167

14. Description: The applicant proposes the construction of 170 apartment units in two three-story buildings. A total of 286 parking spaces will be provided, including 175 parking spaces in a below ground parking garage underneath the western building. Vehicular access will be provided from two driveway entrances onto Enterprise Drive, and also from Paoli Pike at its intersection with Meadow Drive. The August 20, 2019 Township Board of Supervisors meeting minutes indicate that the applicant proposes that about ten percent (10%) of the units will be reserved for short-term rentals to serve the businesses in the Goshen Corporate Park.

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Re: Zoning Ordinance Amendment – Business Park Apartments, BP Business Park Zoning District
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15. **Landscapes:** The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designations of **Landscapes3**, the 2018 County Comprehensive Plan. While multifamily residential development is an appropriate use in the **Suburban Center Landscape**, careful consideration of any future development activity on this site is required due to historic preservation issues and environmental constraints (particularly the 100-year floodplain).
16. While 2014 aerial photography indicates that there are several existing buildings/structures on UPI# 53-4-167, the sketch plan indicates that only an existing dwelling will remain. The Historic Resources Map in the Township's 2015 Comprehensive Plan identifies that UPI# #53-4-167 contains a Class 2 Historic Resource. It is our understanding that the existing dwelling to remain is an historic structure, and that this historic structure will be retained and renovated for a possible restaurant space.

Any rehabilitation and change including additions to the farm house should be compatible with its historic and architectural character and should be reviewed by the Township Historical Commission. The barn should also be preserved and reused as part of the development. Reusing both of these structures will make the development more unique and locally oriented. The Township should reserve taking action on an official plan submission for this site until the proposal has been reviewed by the Township's Historical Commission.

We suggest that the applicant and Township investigate the feasibility of a revised site plan which preserves the viewshed from Paoli Pike for the existing dwelling. The existing mature trees on this site should be retained as part of this buffering. "Appreciate" Objective A of **Landscapes3**, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at:

www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

17. We acknowledge, and endorse, that sidewalks will be provided within the development, which extend to Enterprise Drive and to the proposed 10 foot wide trail along the north side of Paoli Pike. Sidewalks are an essential design element in the **Suburban Center Landscape**. We recommend that a crosswalk area be provided on Enterprise Drive in order to provide direct pedestrian access to the existing walkway on the north side of Enterprise Drive. Additionally, the applicant and Township should consider providing direct access (sidewalk and crosswalk areas) to the existing dwelling from Enterprise Drive and the western apartment building. The sketch plan indicates that pedestrian access will only be provided on the south side of the existing dwelling.
18. The August 7, 2019 Traffic Evaluation, prepared by Traffic Planning and Design, Inc., indicates that the proposed access and roadway configurations on Paoli Pike (State Route 104) will need to be further evaluated through the Highway Occupancy Permit (HOP) process, including sight distance evaluation, consideration for traffic signalization, etc. Additionally, the August 20, 2019 Township Board of Supervisors meeting minutes indicate that the applicant has proposed road improvements to Paoli Pike to mitigate traffic problems, including adding a center left turn lane, and applying to PennDOT for a new traffic signal at Meadow Drive. We recommend that the applicant and Township, in consultation with PennDOT, determine if any additional right-of-way is required for Paoli Pike, in order to accommodate the transportation improvements that will be required for this project. Consideration should be provided for eliminating the driveway entrance on Paoli Pike, to minimize potential traffic impacts on Paoli Pike.

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Re: Zoning Ordinance Amendment – Business Park Apartments, BP Business Park Zoning District
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The County Planning Commission's Multimodal Circulation Handbook (2016 Update) classifies Paoli Pike as a minor arterial road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads in suburban areas to accommodate future road and infrastructure improvements. The Circulation Handbook is available online at:

www.chescoplanning.org/resources/PubsTransportation.cfm.

19. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
20. The site contains land within the 100 year floodplain, and the proposed western building is in very close proximity to the floodplain limit shown on the sketch plan. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan. Additionally, utilities should be provided above the base flood elevation.
21. County mapping records indicate the site contains areas of hydric (wet) soils (CaB Califon, and Ha Hatboro) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. If construction occurs on this site, on-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.
22. 2014 aerial photography indicates that a portion of the site contains mature trees. We suggest that the applicant and Township preserve as many of these trees as possible, along with using proper methods to protect them during construction.

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,



Paul Farkas
Senior Review Planner

cc: 1351 Paoli Pike Associates, c/o Hankin Group