

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, November 6, 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. October 2, 2019**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances
- H. Ordinance Amendments**
 - 1. TND Ordinance Overlay / FINAL DRAFT**
- I. Old Business
- J. 2019 Goals
- K. Any Other Matter
- L. Liaison Reports
- M. Correspondence**
 - 1. Letter from Jason Lang regarding PennDOT MTF Fund Application**
- N. Announcements

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

November 6, 2019 PC Meeting

Application Name	Application (CU, LD, O, SD, V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date	Comments
No Applications													

Bold = New Application or PC action required

Completed in 2019

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	
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
October 2, 2019

The East Goshen Township Planning Commission held a regular meeting on Wednesday, October 2, 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

Marty Shane, Township Supervisor

COMMON ACRONYMS:

BOS – Board of Supervisors

CPTF – Comprehensive Plan Task Force

BC – Brandywine Conservancy

CVS – Community Visioning Session

CB – Conservancy Board

SWM – Storm Water Management

CCPC – Chester Co Planning Commission

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 September 4, 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. He mentioned that the revised proposal confirms the height of the fencing and placement of storage containers. The berm will be 2 ft. high and the fence 8 ft. high. The containers are 8 ft. high. There will be an automated fence 6 ft. high.

John asked about the new paved area. Mr. Mark explained that when they reviewed this plan, they found that about 4 containers would be on the grass so they added paving to that area.

Mr. Mark mentioned that they got quotes from 2 companies and feel the chain link fence is the most cost effective solution.

Ed asked how long the slats in the fence will last. Mr. Mark commented about the different types of materials and passed around a sample of the slat colors. They are leaning toward the gray. They will include the replacement of the slats in their maintenance program.

Brad mentioned that the Conservancy Board approved the landscape plan.

Ernie made a motion 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 off the Conditional Use approval dated March 18, 1998 to read:

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

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

8 a. The applicant shall maintain the fencing and slats for the life of the Use.

9 b. The original CU approval shall remain in effect in its entirety with only the
10 amendment condition #6.”

11 12 **C. ORDINANCE AMENDMENTS**

13 1. TND Ordinance Overlay/CCPC Review – Brad mentioned that the PC received comments from the
14 Chester Co. Planning Commission. He recommended that the PC move forward. Mark Gordon
15 commented that at the BOS meeting on October 22, 2019 a presentation will be made and a decision will
16 be made.

17 Michele Truitt, 1430 Grand Oak La asked for clarification of the process. Mark Gordon explained the
18 BOS will hear from the public. If any changes are made, it will go back to the CCPC.

19
20 Dan moved that the Planning Commission recommend that the Board of Supervisors present the Paoli
21 Pike TND Overlay Draft Zoning Ordinance to the public, receive feedback and provide the Planning
22 Commission with clear direction on how to proceed. Ernie seconded the motion. The motion passed
23 unanimously.

24
25 2. Zoning Ord. Amendment/Apartments in the Business Park District (BP)/CCPC Review – Brad
26 mentioned that a letter from the CCPC has been received.

27 John asked about the CCPC recommendation for 3 bedroom apartments. Mark explained what the
28 situation was when the ordinance was written.

29 Neil Fisher, representing the Hankin Group, spoke about today’s market, which is mostly 55 and over
30 downsizing and mostly want 2 bedrooms, and millenials who are having children later. He mentioned
31 that one complex has 2000 units and only 5 are 3 bedroom units.

32 John asked about #12 – limit the number of units allowed in the BP. Mark Gordon spoke about possible
33 limits on the number of units/acre. Marty spoke about the Hicks property in general.

34 Michele Truitt, 1430 Grand Oak La. mentioned concern about how this will impact future development in
35 the current BP and the Hicks property.

36 John feels the setbacks for the apartments should be the same as a business building. Setbacks and
37 garages were discussed.

38 Brad is concerned about height and density.

39 Neil Fisher commented that the idea of BP apartments interested the Hankin Group. Younger people
40 want amenities where they live and the ability to walk to work. Everyday the millenials become more of
41 the work force. Flexibility in the ordinance makes it possible to give what that work force wants.

42 Marty commented that from his perspective, BPs are very important to the township. This BP is over 30
43 years old. When the Township had a Commerce Commission, he found that there are two things
44 businesses want (1) somewhere near to eat and (2) someplace for visitors to stay so they don’t have to go
45 to West Chester. This proposal meets those two needs.

46 Ed asked about using the historic house for a restaurant. Brad commented that restaurants are allowed in
47 the BP under the current ordinance, so they just have to get approval for adaptive reuse of the building.

48 Michele Truitt asked about current uses allowed in BP and other Land Development items. She also
49 asked about municipal waste. Mark Gordon spoke about Land Development and mentioned that currently
50 the waste goes to West Goshen.

1 Ernie moved that the Planning Commission recommend that the Board of Supervisors present the
2 Business Park Apartments Draft Zoning Ordinance to the public receive feedback and provide the
3 Planning Commission with clear direction on how to proceed. Mike seconded the motion. The vote was
4 4 yes and 1 no. John is opposed to the setbacks.
5 Mark Gordon mentioned that there will be a public hearing for the proposal on October 15, 2019. It is
6 only to amend the ordinance.
7
8
9

10 **D. ADJOURNMENT**

11 There being no further business, Ernie made a motion to adjourn the meeting. Mike seconded the
12 motion. The meeting was adjourned at 9:00 pm. The next regular meeting will be held on
13 Wednesday, November 6, 2019 at 7:00 p.m.
14

15
16 Respectfully submitted, _____
17 *Ruth Kiefer, Recording Secretary*

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: 10/31/2019
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlg*
Re: Paoli Pike TND Ordinance

Dear Commission Members,

Pursuant to the Board's direction on October 22, 2019, Tom Comitta and Erin Gross of Thomas Comitta Associates, Township Solicitor Kristin Camp, Rick Smith and I met to review and revise the Paoli Pike TND Ordinance to address the concerns expressed by residents at the October 22 meeting.

A number of residents at this meeting expressed concerns about the increase additional dwelling units will have on the Township. Accordingly, we removed apartments from the TND1 and townhouses from the TND2.

While this will reduce the number of new residents that will have access to the Paoli Pike TND area, we believe that the completion of Segments C, D, E, F & G of the Paoli Pike Trail, in 2020 will more than make up for this by allowing residents of existing neighborhoods such as Bellingham, Clocktower and Vista Farms, that currently have access to the existing trail network and the employees of businesses in the Goshen Corporate Park to access the TND area.

The revised ordinance is attached for your review.

STAFF RECOMMENDATION:

Staff realizes that these compromises are significant however they are needed in order for the ordinance to be approved by the Board. The ordinance still affords new uses and residential housing opportunities within the TND areas that are not afforded in the current zoning.

DRAFT MOTION:

Mr. chairman, I move that the Planning commission recommend that the Board of Supervisors move the ordinance forward to adoption.

Revised 11-4-2019
Further Revised: 10-31-2019
Revised 10-28-2019
Revised: 4-5-2019
4-3-2019
11-1-2018
10-29-2018
10-17-2018
9-26-2018

ZONING ORDINANCE AMENDMENTS

Article I. Title; Intent; Definitions

240-5. Zoning Districts and map.

- A. Zoning Districts. For the purpose of this chapter, the Traditional Neighborhood Development Districts of the Township of East Goshen, are hereby divided into the following districts:

TND-1 Traditional Neighborhood Development-1 Overlay District

Contains the following parcels (Current use and/or owner)

- 53-4-1 (Goshen Executive Center)
- 53-4-2 (Sunoco Service Station)
- 53-4-75 (Township Triangle)
- 53-4-6.2 (CVS Drugstore)
- 53-4-6.3 (CVS Drugstore)
- 53-4-43 (PALCS)
- 53-4-47 (Residential – D’Abunda)
- 53-4-48.2 (Office Building)
- 53-4-48.1 (Office Building)
- 53-4-49 (Dentist Office)
- 53-4-77 (Goshen Village Shopping Center)
- 53-4-77.1A (TB Bank)
- 53-4-77.1 (District Court & Public Works Annex)
- 53-4-78.1 (Township Building)
- 53-4-78.2 (Former M&T Bank)
- 53-4-79 (Residential – Siquett)
- 53-4-80.1 (Wawa)
- 53-4-81 (Swiss Farms)
- 53-4-80 (Peppermill)

TND-2 Traditional Neighborhood Development-2 Overlay District

Contains the following parcels (Current use and/or owner)

- 53-4-117 (Residential - Peraino)
- 53-4-118 (Residential - Tru-Team)
- 53-4-67 (Residential - Perakis)
- 53-4-48 (East Goshen Bible Church)
- 53-4-87 (Goshen Friends)
- 53-4-86 (Goshen Friends)

240-6. Definitions; word usage.

- B. Definitions. When used in this chapter, the following words, terms and phrases shall have the following meaning, unless expressly stated otherwise or unless the context clearly indicates otherwise.

Artisan Shop

A retail store selling art glass, ceramics, clothing, jewelry, paintings, sculpture, and other similar handcrafted items, where the facility includes an area for crafting of the items being sold.

Outdoor Dining

A defined outdoor area for eating.

Pedestrian Gathering Area

A plaza, courtyard, pocket park, square, tot lot, playground, walkway, promenade, or other like type facility in which features such as pavers, benches, gazebos, pergolas, arbors, trellises, planters, plantings, lighting, and sculpture are installed and maintained. Impervious surfaces within Pedestrian Gathering Areas shall be included for purposes of stormwater management but shall not count for purposes of zoning calculations.

Pop-Up Use

A temporary use that may involve a commercial or retail establishment, an art gallery, a philanthropic use, an educational use, outdoor recreational use, or a seasonal use such as a food stand or food truck.

Revitalization

The enlargement or extension of an existing non-residential building by twenty percent (20%) or more of the gross floor area of the building.

Streetscape

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

TND Open Space

TND Open Space shall include active Open Space and Passive Open Space, including such features as recreational areas, parks, Pedestrian Gathering Areas, dog parks, and playfields.

Revised 11-4-2019
Further Revised: 10-31-2019
Revised 10-28-2019
Further Revised: 4-5-2019
Revised: 4-3-2019
12-19-2018
11-1-2018
10-29-2018
10-17-2018
9-26-2018
6-20-2018
5-23-2018

ZONING ORDINANCE AMENDMENTS

Article X. Overlay Districts

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

A. Applicability and Conditions of Eligibility.

- (1) The TND-1 Overlay District shall be depicted on the East Goshen Township Zoning Map.
- (2) Whenever Revitalization of an existing non-residential building is proposed, or a new use is proposed, the provisions of this Article X shall apply in lieu of the provisions in the underlying zoning district.
- (2) Whenever a vacant lot is proposed for development, the provisions of this Article X shall apply in lieu of the provisions in the underlying zoning district.
- (3) Whenever an existing building is demolished and new construction is proposed, the provisions of this Article X shall apply in lieu of the provisions in the underlying zoning district.

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

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

- (5) Emulate the condition of the Blacksmith Shop in Historic Goshenville so that buildings have a direct Streetscape presence.
- (6) Be guided by Section 240-61.F. the Special Design and Development Standards and Appendix A. to this Article, titled, "General Manual of Written and Graphic Design Standards Special Design and Development Standards for Traditional Neighborhood Development- 1 (TND-1) Goshenville Overlay District".
- (7) Be guided by Section 205-75, the Special Design and Development Standards of Article XI. of the Subdivision & Land Development Ordinance.
- (8) Promote a mix of non-residential uses.

C. Use Regulations.

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

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

- (f) Beverage Café.
- (3) Uses by Special Exception. None.
- (4) Accessory Uses. Accessory Uses shall be permitted in accordance with the Special Design and Development Standards of §240-61.F.
 - (a) Fences and walls.
 - (b) Solar energy systems.
 - (c) Off-street parking and loading. (See §240-33.)
 - (d) Signs. (See §240-22.)
 - (e) Temporary use.
 - (f) Garage.

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

- (1) Non-Residential Uses. (applicable to all Commercial, Office, and Institutional Uses)

Requirements: TND-1	Non-Residential Uses
Minimum lot area	20,000 square feet
Minimum lot width	
At street line	80 feet
Maximum lot coverage	
By buildings	40%
By total impervious cover	65%
Minimum TND Open Space	10%
Minimum building height	
Feet	20 feet
Maximum building height	
Stories	3
Feet	40 feet
Minimum side yards	10 feet each
Minimum rear yard	50 feet
Minimum front yard	25 feet
Buffer Yard Adjoining Residential Districts	50 feet

Note 1: The required 10% minimum TND Open Space may include a combination of pervious and impervious surfaces. Impervious surfaces shall however be included for purposes of compliance with the Township's stormwater management ordinance.

Note 2: Buffer Yards Adjoining Residential Districts shall be landscaped in accordance with §240-27.C(3).

E. Other Overlay District Requirements.

In addition to the Plans that are required for a subdivision and land development application, the following additional plans and procedures shall apply.

- (1) Procedures.
 - (a) Applicants are strongly encouraged to submit a Sketch Plan as the first submission to receive informal comments on the design and layout of the proposed development in the TND-1 Overlay District.
 - (b) A Streetscape Plan/Public Realm Plan shall be submitted with the Preliminary and Final Plan submission, and shall be used to gauge compliance and consistency with the TND-1 Overlay District requirements.
 - (c) A Specific Manual of Written and Graphic Design Standards shall be submitted.
- (2) Streetscape Plan/Public Realm Plan Requirements.
 - (a) The Plan shall depict all features proposed within the Streetscape, including: street trees; street lights; trails/pathways; crosswalks; speed tables; on-street parking; and the like.
 - (b) The Plan shall depict any area proposed for curb bulb-outs, bus stops, bus shelters, bicycle lanes, bicycle racks, and Pedestrian Gathering Areas.
 - (c) The Plan shall depict pavement materials.
 - (d) The Plan shall depict all proposed Streets, Alleys, Lanes, Service Drives, and other vehicular thoroughfares.
 - (e) The Plan shall include all dimensions for all thoroughfare types.
 - (f) The Plan shall depict all: TND Open Space; Passive Open Space; active Open Space; natural Open Space (woodlands, wetlands, etc.); sidewalks; walkways; trails; pathways; crosswalk; pedestrian bridges; and Pedestrian Gathering Areas (plazas, courtyards, and the like).
 - (g) A minimum of 2% of the gross lot area shall be depicted as a Pedestrian Gathering Area and depicted on the Plan.
- (3) Specific Manual of Written and Graphic Design Standards.
 - (a) Applicants shall prepare and submit a Specific Manual of Written and Graphic Design Standards that shall be consistent with Article X-Appendix A General Manual of Written and Graphic Design Standards.
- (4) Relationship to Other Ordinance Requirements for the TND-1 Overlay District.
 - (a) Relationship to other Zoning Ordinance Requirements.

[1] Except if they are in conflict with the regulations in this Article X, all other regulations in this Chapter 240 shall apply to uses and development in this TND-1 District. In the case of a conflict between the provisions in this Article X and other regulations in Chapter 240, the provisions of this Article shall apply.

F. Special Design and Development Standards.

- (1) All submissions in the TND-1 Overlay District shall be designed to be consistent with the Design Standards in Appendix A, titled, "General Manual of Written and Graphic Design Standards Special Design and Development Standards for Traditional Neighborhood Development- 1 (TND-1) Goshenville Overlay District", which include:
 - (a) Legislative Intent of the Special Design and Development Standards.
 - (b) Building Location.
 - (c) Temporary Uses.
- (2) No submission shall be approved unless there is a finding of consistency with the Design Standards in Appendix A.
- (3) Off-Street Parking and Loading. The parking regulations of Section 240-33 shall apply, except as otherwise provide below.
 - (a) Non-Residential (Number of Parking Spaces/1,000 SF gross floor area)

Office	4
Restaurant	10 weekday; 16 weekend
Other	5

- (b) Parking space area dimensions. The minimum dimensions of parking stalls shall be 9 feet by 18 feet for 90 degree parking, with a minimum drive aisle width of 22 feet for one-way, and 24 feet for two-way. On-street parallel curbside parking stalls shall be 7 feet wide and 22 feet long.
- (4) All subdivision and land development applications shall be accompanied by a Manual of Written and Graphic Design Guidelines prepared by the Applicant, which shall be consistent with the Design Standards of this Section and Article IX of the Subdivision and Land Development Ordinance.
- (5) TND Open Space Design Standards
 - (a) The TND Open Space shall be made up of the minimum number of parcels possible to avoid fragmentation of the open space within the tract.

Revised 11-4-2019
Further Revised: 10-31-2019
Revised 10-28-2019
Further Revised: 4-5-2019
Revised: 4-3-2019
11-1-2018
10-29-2018
10-17-2018
9-26-2018
6-20-2018

ZONING ORDINANCE AMENDMENTS

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

A. Applicability and Conditions of Eligibility.

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

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

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

C. Use Regulations.

- (1) Uses Permitted By Right. The following principal uses are permitted by right in the TND-2 Overlay District if the area, bulk and all other applicable requirements of this chapter are satisfied:
 - (a) Single-family detached dwelling.
 - (b) Semi-detached dwelling.
 - (c) A lawfully permitted dwelling unit used as a group home, provided that the requirements of §240-38 for such use are met.
 - (d) Forestry in accordance with the standards of §240-34.1.
 - (e) Township Park, recreational areas, TND Open Space, Pedestrian Gathering Area.
- (2) Conditional Uses. The following Conditional Uses may be when authorized by the Board of Supervisors in accordance with §240-31.
 - (a) Place of worship or church.
 - (b) Public or private primary or secondary school.
 - (c) Public utility facility.
- (3) Uses By Special Exception. None.
- (4) Accessory Uses. Accessory Uses shall be permitted in accordance with the Special Design and Development Standards.
 - (a) Home occupation, which may include day care as an accessory use.
 - (b) Storage shed.
 - (c) Fence and wall.
 - (d) Garage.
 - (e) Recreational vehicle storage.
 - (f) Private greenhouse.
 - (g) Tennis court.
 - (h) Swimming pool.
 - (i) Solar energy systems.
 - (j) Signs. (See §240-22.)
 - (k) Temporary structure or use.
 - (l) Home-related business.

- (m) Apartment for care of a relative.
- (n) No-impact home-based business as accessory to a residential dwelling.
- (o) Wind-generated energy systems.
- (p) Off-street parking. (See §240-33.)

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

(1) Basic Requirements.

Requirements: TND-2	Residential Uses
Single-Family Detached Dwellings	
Minimum Lot Area	18,000 square feet
Minimum Side Yard	20 feet
Minimum Rear Yard	30 feet
Minimum Front Yard	30 feet
Single-Family Semi-Detached Dwellings	
Minimum Lot Area	12,000 square feet
Minimum Side Yard	20 feet (1 side)
Minimum Rear Yard	30 feet
Minimum Front Yard	30 feet
Total Impervious Coverage	65%
Minimum TND Open Space	10%
Maximum Building Height	30 feet
Maximum Stories	3
Perimeter Buffer Adjoining Residential Districts	50 feet

Note 1: Buffer Yards Adjoining Residential Districts shall be landscaped in accordance with §240-27.C(3)

E. Other Overlay District Requirements.

In addition to the Plans typically submitted for a subdivision and land development application and in addition to the typical procedures, the following shall apply.

- (1) Procedures.
 - (a) Applicants are strongly encouraged to submit a Sketch Plan as the first submission to receive informal comments on the design and layout of the proposed development in the TND-2 Overlay District.
 - (b) A Streetscape Plan/Public Realm Plan shall be submitted with the Preliminary and Final Plan submission, and shall be used to gauge compliance and consistency with the TND-2 Overlay District requirements.

- (c) A Specific Manual of Written and Graphic Design Standards shall be submitted.
- (2) Streetscape Plan/Public Realm Plan Requirements.
 - (a) The Plan shall depict all features proposed within the Streetscape, including: street trees; street lights; trails/pathways; crosswalks; speed tables; on-street parking; and the like.
 - (b) The Plan shall depict any area proposed for curb bulb-outs, bus stops, bus shelters, bicycle lanes, bicycle racks, and Pedestrian Gathering Areas.
 - (c) The Plan shall depict pavement materials.
 - (d) The Plan shall depict all proposed Streets, Alleys, Lanes, Service Drives, and other vehicular thoroughfares.
 - (e) The Plan shall include all dimensions for all thoroughfare types.
 - (f) The Plan shall depict all: TND Open Space; Passive Open Space; active Open Space; natural Open Space (woodlands, wetlands, etc.); sidewalks; walkways; trails; pathways; crosswalks; pedestrian bridges; and Pedestrian Gathering Areas (plazas, courtyards, and the like).
- (3) Specific Manual of Written and Graphic Design Standards
 - (a) Applicants shall prepare and submit a Specific Manual of Written and Graphic Design Standards that shall be consistent with Article X-Appendix B.
- (4) Relationship to Other Ordinance Requirements for the TND-2 Overlay District.
 - (a) Relationship to other Zoning Ordinance Requirements.

[1] Except if they are in conflict with the regulations in this Article X, all other regulations in this Chapter 240 shall apply to uses and development in this TND-2 Overlay District. In the case of a conflict between the provisions in this Article X and other regulations in Chapter 240, the provisions of this Article shall apply.

F. Special Design and Development Standards.

- (1) All submissions in the TND-2 Overlay District shall be designed to be consistent with the Design Standards of Appendix B., which include:
 - (a) Legislative Intent of the Special Design and Development Standards.
 - (b) Building Location.
- (2) No submission shall be approved unless there is a finding of consistency with the Design Standards in Appendix B.
- (3) Off-Street Parking and Loading. The parking regulations of Section 240-33 shall apply.

- (4) All subdivision and land development applications shall be accompanied by a Manual of Written and Graphic Design Guidelines prepared by the Applicant, which shall be consistent with the Design Standards of this Section
- (5) TND Open Space Design Standards
 - a) The TND Open Space shall be made up of the minimum number of parcels possible to avoid fragmentation of the open space within the tract.

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Revised 11-4-2019
Further Revised: 4-5-2019
Revised: 4-3-2019
11-1-2018
10-29-2018
10-17-2018
9-26-2018
6-20-2018
5-23-2018

SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE AMENDMENTS

Article IX. Special Design and Development Standards

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

A. All submissions in the TND-1 & 2 Overlay District shall be designed to be consistent with the Special Design and Development Standards of Appendix A to the extent applicable in the TND-1 District and TND-2 District, which include:

- (1) Legislative Intent of the Special Design and Development Standards.
- (2) Overview and Key Design Elements.
- (3) Building Design & Proportion.
- (4) Parking Location & Requirements.
- (5) Curb Cuts.
- (6) Streets Walls.
- (7) Street Trees & Other Landscaping.
- (8) Street Lights.
- (9) Sidewalks/Walkways/Crosswalks.
- (10) Streetscape Features & Street Furniture.
- (11) Pedestrian Gathering Areas.
- (12) Internal Street Network.
- (13) Drive-Thru Facilities.
- (14) Development Strategy Plan.

B. Definitions.

(The following words are defined and intended to be codified as part of Article II, Section 205.6. Word Usage.)

Manual of Written and Graphic Design Guidelines

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

Pedestrian Gathering Area

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

Service Lane

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

Shared Parking

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

Streetscape

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

Street Wall

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

TND Open Space

TND Open Space shall include active Open Space and Passive Open Space, including such features as recreational areas, parks, Pedestrian Gathering Areas, dog parks, and playfields.

Traditional Neighborhood Development (TND)

An area of land developed for a compatible mixture of residential and nonresidential uses, including buildings that provide for a mix of uses. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional Neighborhood Development is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and discernible edge. The center of the

neighborhood is in the form of a public park, commons, plaza, square, or prominent intersection of two or more major streets. There is a hierarchy of streets laid out in a rectilinear pattern of inter-connecting streets and blocks that provide multiple routes from origins to destinations, designed to serve the needs of pedestrians and vehicles.

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BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

October 3rd, 2019

Mr. Brad Giresi
East Goshen Township Planning Commission, Chair
1580 Paoli Pike
West Chester, PA 19380-0990

Re: East Goshen Township, Chester County
PennDOT MTF Fund Application

Dear Mr. Giresi:

This letter shall serve as notice that East Goshen Township is making application for Pennsylvania Department of Transportation's (PennDOT's) Multimodal Transportation Fund Program (MTF) funding to complete the Paoli Pike Trail. The proposed project is consistent with the goals and objectives of the (2016) Paoli Pike Trail Feasibility Study, (2015) East Goshen Comprehensive Plan, the (2015) East Goshen Township Parks, Recreation and Open Space Plan and was listed as Priority H in the (2013) Chester County Bicycle and Pedestrian Plan.

The Paoli Pike Trail Project consists of seven identified segments, with PennDOT MTF funding identified for segment B, from Ellis Lane to Reservoir Road. It is important to note the other six segments are fully funded, with segment B the lone unfunded trail segment. We look forward to moving forward with this project as it serves to benefit the community in the following ways:

- Creating a safe and well connected transportation network that offers people multiple options for travel.
- Promoting non-motorized travel to reduce congestion and improve air quality
- Supporting multimodal transportation and recreation, including trips to school, work, shops, and parks
- Expanding access to recreational resources, including the Township's park facilities
- Linking existing businesses and support future commercial opportunities, particularly in the Town Center
- Minimizing negative impacts on sensitive environmental and cultural resource

If you have any questions about this project please contact me.

Sincerely,



Jason Lang, MS, CPRE
Township Director of Parks and Recreation