

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, February 5, 2020
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. January 8, 2020**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. Old Business**
 - 1. Zoning Ordinance Review Recommendations**
- J. Any Other Matter
- K. Liaison Reports
- L. Correspondence
- M. Announcements

Bold Items indicate new information to review or discuss.

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 8, 2020

The East Goshen Township Planning Commission held a regular meeting on Wednesday, January 8, 2020 at 7:00 p.m. at the East Goshen Township building.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Edward Decker

Michael Koza

Mark Levy

Also present were:

Mark Gordon, Zoning Officer

David Shuey, Township Supervisor

Martin 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. Ernie 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. Ernie asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Ernie checked the log.
4. The minutes of the December 4, 2019 meeting were approved as amended.

B. ANNUAL REORGANIZATION & ELECTION OF OFFICERS

Dan nominated Ernie for Chairman. John seconded the nomination. It passed unanimously.

Ernie nominated John for Vice Chairman. Mark Levy seconded the motion. It passed unanimously.

C. 2020 GOALS

In preparation for the ABC Planning meeting, which is being held on Tuesday January 28 at 6:00 pm, the 2019 accomplishments were reviewed.

Ernie will check the Comprehensive Plan for objectives. Looking at the Ordinance for updating is an on-going project. Mark Gordon read a list of the changes made so far. David Shuey suggested they reevaluate the Business Districts. He and several other Supervisors had meetings with the business owners for input. Ernie will send an email to the Commission Members. He will not be here for the ABC meeting so John will do the presentation.

D. LIASION REPORTS

1. Board of Supervisors – Marty is Chairman this year and reminded everyone about the ABC meeting.
2. Pipeline Task Force – David mentioned that Ernie and Ed attended the last meeting. There are concerns about how pipelines should be handled and the effect they have on our Ordinance. He spoke about setbacks, building materials, etc. for future construction. Ernie spoke about the three risk assessments that were done. He would like to get legal and professional input. The locations of the

1 two Sunoco valves in East Goshen were discussed. David mentioned the explosion in Butler Co. and
2 the \$30M fine Sunoco paid. Marty spoke about responsibility and safety.
3

4 **E. PUBLIC COMMENT**

5 Catherine Broderick, 613 Beaumont Cir, asked about the apartments in the town center. Mark Gordon
6 explained the proposed TND Overlay for Paoli Pike between Boot Road and Rte. 352.
7

8 **F. ADJOURNMENT**

9 There being no further business, Dan made a motion to adjourn the meeting. Mark Levy seconded
10 the motion. The meeting was adjourned at 8:00 pm. The next regular meeting will be held on
11 Wednesday, February 5, 2020 at 7:00 p.m.
12

13
14 Respectfully submitted, _____

Ruth Kiefer, Recording Secretary

Memorandum

East Goshen Township
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West Chester, PA 19380

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Date: 1/31/2020
PC: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlb*
Re: Zoning Ordinance Review

Dear Planning Commission Members,

The Planning Commission conducted a comprehensive review of Articles II, III, IV, and V of the Zoning Ordinance to identify any inconsistencies and to formulate recommendations for amendments. The review culminated with this listing of items they felt needed to be addressed. The Planning Commission sent this list to the Board of Supervisors in 2016.

The matrix enclosed outlines the sections of the zoning ordinance which the PC felt needed to be reviewed closely and amended accordingly.

I don't agree with the priorities as they were set in 2016, I recommend that we begin with Article IV.

East Goshen Township

Planning Commission Review of the Zoning Ordinance CH 240

Zoning Ordinance Recommendations

6/2/2016

Article II Residential Districts

Title	Section	Issue	Recommendation	Priority	Status
Animal Husbandry	9.B(2)	Animal Husbandry is listed as accessory use however referred to as requiring conditional use approval in the R-2 [240-9.B.(2)]. As I read the ordinance closely I believe that there are substantial inconsistencies and find the code nearly impossible to interpret.	All aspects of this ordinance be amended to be more readable and enforceable. The PC should develop a clear and simple objective to communicate to the Board that would encompass the use across the Zoning Ordinance. Once a clear objective is established the solicitor could draft an amendment for review.	1	
	6	There are two definitions of Animal Husbandry in 240-6 that need consistency.	This needs to be included in the review of Animal Husbandry. Look at the applicability of this use in the R-2 and R-4. The use could be permitted for all Residential districts as long as a clear definition and standard is outlined for setbacks, etc.		
			a. Look at the applicability of this use in the R-2 and R-4		
			The use could be permitted for all Residential districts as long as a clear definition and standard is outlined for setbacks, etc.		
Temporary Structure	6	There is no Definition in the ordinance for "Temporary Structure"	Recommendation: We could add a definition for temporary structure which includes a finite period of time. We could specify that a permit is required for the temporary structure and a permit shall only be valid for a defined period of time.	2	
			Webster's online Definition of Temporary: lasting for a limited time		
Temporary Use	6	"Temporary Use" is identified in the ordinance and it is also not defined.	Recommendation: Define Temporary Use and develop a standard that specifies that a permit is required for the temporary use and a permit shall only be valid for a defined period of time.	3	

Zoning Ordinance Recommendations

6/2/2016

Public and Private Recreation		These terms should be consistent	identify inconsistencies and correct	4	
Windmill	32.T	This use is permitted in all residential districts except the R-2 and R-5 a standard is outlined in §240-32.T Accessory Uses / Windmill.	Amend the R-2 to permit this use, I believe it was an oversight since it's allowed in Milltown with ~10K s.f. lots (R-3) and not in the R-2 with 25K s.f. lots. The terminology could be looked at too, for consistency: i.e. Windmill and Wind-generated Energy systems but this isn't a huge concern, the meanings are synonymous.	5	
Single Family Cluster Development	9.G	This section of the ordinance is somewhat hidden	Single Family Cluster should be highlighted in the NOTES of 240-9.G directing readers to 240-28 for specific area and bulk regulations.	6	
Single Family Openspace Development	9.G	This section of the ordinance somewhat hidden	Single Family Openspace should be highlighted in the NOTES of 240-9.G refereing readers to 240-36 for specific area and bulk regulations.	7	

Article III Commercial Districts

Title	Section	Issue	Recommendation	Priority	Status
C-1 Uses	14.B/C/E	B(6): C-1 Post Office Sale of goods on site?	Sale of goods on site?	8	
		B(13): Outdoor retail sales of Christmas trees	By Right?		
		C(2): Outdoor retail sales of Christmas trees	CU, WHY?		
		E(2): Outdoor Storage	(Define!)		
		E(6): Temporary Use	Define ?		
C-2 Uses	15	Restaurants? It's not very clear.	Restaurant uses should be clear and concise	9	

Zoning Ordinance Recommendations

6/2/2016

Article IV Industrial and Business Park Districts

Title	Section	Issue	Recommendation	Priority	Status
I / BP Uses	19.C.(23)	Research – This is allowed in I2 but not BP.	Permit in BP	10	
	19.G.	Max Building Height	Since the height for apartments has been raised should this be raised. Dan pointed out that West Goshen allows up to 40 feet high.	11	
	20	Review I-2 district.	There appears to be a lot of redundancy in I-1 & I-2. Review purpose of the I districts and determine if there are any uses that can be allowed in both I-1 and I-2.	12	
	20.D.(6) and (24)	Treatment center is listed twice.	Remove (24)	13	
	20.F.(2)	Typo:	change 1-2 to I-2.	14	
	20.F.(2) (b)	Just say Permitted Uses because the uses are shown in (a).	(c) and (d) have references to Article V. This may need some additional thought because permitted uses include conditional uses.	15	
	20.F.(3) (a)	330/150 feet from what?? Minimum perimeter building setback?	Can the editor's notes be incorporated into the zones for clarification. The notes are attached to the definitions.	16	
	20.F.(3)(g)	Two buildings on one lot	Do we want to keep this? Yes, I believe this adds some flexibility to property owners.	17	
	20.F.(4)	National Register of Historic Places	Ask the Historical Commission to review and make any comments on this section? This section was written to preserve the Chamber building and allow it to be subdivided and conveyed separately.	18	