

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Meeting Agenda  
Wednesday, September 2, 2020  
VIA Telephone / Video Conference  
7:00 PM**

**During this tele-conference Planning Commission meeting, public comment will be handled as follows:**

- Participants are asked to call in by 6:55 pm.
- Participants will be asked to identify themselves when being accepted into the meeting
- The public will be muted during the meeting when the Commission is talking.
- The Chairman will ask for public comment on agenda items and participants will be unmuted and given an opportunity to ask questions and make comments.
- Participants wishing to comment must state their name and address and must speak one at a time.

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. **Review of Tracking Log / Determine need for Workshop Meeting**
- D. Public Comment on Non-Agenda Items
- E. **Approval of Minutes**
  - 1. **August 12, 2020**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. Old Business
  - 1. **Zoning Ordinance Review**
  - 2. **Discuss Pipeline Ordinance Guidance from Board of Supervisors**
- J. New Business
- K. **Any Other Matter**
  - 1. **Letter of Support for DCED Grant Application for Segment B of the Paoli Pike Trail**
- L. Liaison Reports
- M. Correspondence
- N. Announcements

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

East Goshen Township Planning Commission  
Application Tracking Log

August 5, 2020 PC Meeting

Application Name	Application (CU,LD,ZO, 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
NONE													

**Bold = New Application or PC action required**

**Completed in 2020**

Synthes USA / 1303 Goshen Parkway	LD	P/F	4/27/2020	5/6/2020	4/28/2020	4/30/2020	4/30/2020	1	9/15/2020	9/2/2020	NA	10/2/2020	
Boyle, 1137 N. Chester Rd.	V	Sk	7/29/2020	7/29/2020	NA	NA	7/31/2020		9/2/2020	9/15/2020	8/26/2020	9/25/2020	

**Completed in 2019**

Paoli Pike TND Overlay District Ord.	ZO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12/17/2019	NA	Continued
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	APPVD.
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	APPVD. W Conds.
1351 Paoli Pike / The Hankin Group	ZO	SK	5/31/2019	NA	NA	NA	5/31/2019	NA	NA	NA	NA	NA	DENIED
1339 Enterprise Drive	CU	Sk	5/30/2019	5/30/2019	NA	NA	6/11/2019		7/10/2019	7/16/2019	7/16/2019	7/29/2019	APPVD.

**DRAFT**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**August 12, 2020**

The East Goshen Township Planning Commission had to reschedule their meeting from Wednesday August 5, 2020 to Wednesday, August 12, 2020 because of the hurricane. Also, because of the COVID-19 restrictions the meeting was held via teleconference using Zoom.

**Members present are highlighted:**

Chair – Ernest Harkness

**Vice Chair – John Stipe**

**Dan Daley**

**Edward Decker**

Michael Koza

**Mark Levy**

**Michael Pagnanelli**

**Also present were:**

**Mark Gordon, Zoning Officer**

Martin Shane, Township Supervisor

**Susan D'Amore, Township Staff**

**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. John 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, military and healthcare providers.
2. John asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. John checked the log.
4. The minutes of the July 1, 2020 meeting were approved.

**B. SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

1. Synthes USA, 1303 Goshen Parkway (Land Development). Synthes representatives: Brendan Burke, Esq., David Citro, Joshua Vanderveen, Todd McVoy and Ryan Freese.

Mark Gordon mentioned that Synthes submitted revised plans. They met with Township Staff on site to review the fire protection concerns.

Brendon was able to locate the 2013 plan which shows a blanket easement between the two properties which was approved by the recorder of deeds in 2013. The easements will be on their Land Development plan.

John moved that the Planning Commission recommend approval of the Land Development application for the Synthes/Jabil Finishing Plant Expansion project dated March 31, 2020 last revised July 27, 2020 and grant the waivers requested with the following conditions:

1. The Applicant agrees to design the rooftop structures in accordance with the Township Zoning Ordinance requirement, §240-19.F(2).
  2. The Applicant agrees to address any final comments from Staff and the Township Engineer prior to submission of the Plan to the Township Board of Supervisors.
- Ed seconded the motion. The motion passed unanimously.

1  
2 **C. CONDITIONAL USES AND VARIANCES**

3 1. Boyle, 1137 N. Chester Rd./ Dimensional Variance. William and Jessica Boyle were present. Mark  
4 Gordon reviewed the request and described the history of the property. The house is a non-conforming  
5 structure and sits approximately 14 feet from the property line. The new owners are proposing to  
6 construct a two-story addition in the same location as an existing deck. The owner will use the deck as a  
7 template and build up. They will not go closer to the property line. They will have a master bedroom on  
8 the second floor and more living space on the first floor.

9 John moved that the Planning Commission support this dimensional variance request to permit a side yard  
10 setback of 14 feet for the new addition as depicted in the application for the following reasons:

11 1. The dimensional variance relief sought by the applicant will have no adverse effect on the  
12 essential character of the neighborhood.

13 2. The existing home is a nonconforming structure, which was not created by the applicant.

14 3. An addition cannot be logically accommodated anywhere else on the property.

15 4. The relief sought is the minimal relief needed to construct the new addition.

16 Ed seconded the motion. The motion passed unanimously.

17  
18 **C. OLD BUSINESS**

19 1. Zoning Ordinance Review - John mentioned that Ernie attended the Futurist Committee meeting.  
20 They are sending a survey to the businesses in the Corporate Park asking what they will need in the  
21 future.

22  
23 2. Review Model Ordinances for Pipelines - Mark's memo was reviewed. He shared a presentation of  
24 the pipeline analysis, which Gabrielle Long assisted with, using GIS maps. It shows how many parcels in  
25 the township would be affected by different buffers and easements from pipelines. He will put his memo  
26 into a letter format and use the presentation at the BOS meeting. John moved that the Planning  
27 Commission recommend that the Board of Supervisors review the findings of the Planning Commission,  
28 take the matter under advisement, and provide the Commission with guidance and direction, as they deem  
29 appropriate. Ed seconded the motion. The motion passed unanimously.

30  
31  
32 **D. NEW BUSINESS**

33 None

34  
35 **E. LIASION REPORTS**

36 None

37  
38 **F. ANY OTHER MATTER**

39 Flooding from the hurricane was discussed. Mark mentioned that there was significant flooding on Paoli  
40 Pike at the entrance to the shopping center. The Hicks farm lost a bridge last year and replaced it with a  
41 larger one. This helped to alleviate some of the flooding. Everything was cleaned up by the Public  
42 Works Department.

43  
44 **G.. ADJOURNMENT**

45 There being no further business, John made a motion to adjourn the meeting. Ed seconded the  
46 motion. The meeting was adjourned at 7:45 pm. The next regular meeting will be held on Wednesday,  
47 September 2, 2020 at 7:00 p.m.

48  
49  
50 Respectfully submitted,

51 *Ruth Kiefer, Recording Secretary*


# Memorandum

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East Goshen Township  
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West Chester, PA 19380

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Date: 8/28/2020  
PC: Planning Commission  
From: Mark Gordon, Township Zoning Officer   
Re: Zoning Ordinance Review

Dear Planning Commission Members,

Before the Pandemic hit the PC had reviewed Article IV of the zoning ordinance which covers the I and BP districts. Due to the light agenda this month I decided to resurrect this topic for discussion. I have included a copy of article IV for you again or if you prefer to view it online you can use this link. <https://ecode360.com/7253521>

## **Chapter 240. Zoning**

### **Article IV. Industrial and Business Park Districts**

#### **§ 240-18. Intent of industrial and business park districts.**

In addition to the objectives stated in § 240-3, the industrial zoning districts are intended to serve the following purposes:

A.

To meet the anticipated future needs for industrial and business activity by providing sufficient space and a range of choice sites.

B.

To provide that the land most suitable for industrial and related activities is available for development while preserving opportunities for new residential development.

C.

To protect industry against congestion by limiting the bulk of buildings to one another and to the land around them, and by providing sufficient off-street parking and loading facilities for such development.

D.

To promote the most desirable use of land and direction of building development in accord with a well-considered site development plan, to promote stable industry, to strengthen the economic base of the Township, to protect the character of particular industrial and business areas and their peculiar suitability to particular uses, to conserve the value of land and buildings and to protect local tax revenues.

E.

To promote high environmental protection standards to help ensure the preservation and protection of natural features and other elements of the environment.

#### **§ 240-19. I-1 Light Industrial District.**

A.

Specific intent. In addition to the objectives stated in §§ 240-3 and 240-18, the I-1 District is intended to encourage the development of light industrial uses which adhere to performance standards (see § 240-24). Other uses which adhere to the performance standards and are compatible to the adjoining BP Districts and residential districts are also encouraged. This section also encourages excellence in site planning and building design, stringent traffic control, attractive landscaping and screening.

B.

Uses permitted by right. The following principal uses are permitted by right in the I-1 District if the area and bulk regulations and other applicable requirements of this chapter are satisfied:

(1)

Agricultural uses in accordance with § 240-34.

(2)

Crop storage.

(3)

Agricultural/business in accordance with § 240-34.

(4)

Bank or savings and loan association.

(5)

Forestry in accordance with the standards of § 240-34.1.

[Added 10-29-2002 by Ord. No. 129-Q-02]

C.

Permitted conditional uses. The following principal uses may be permitted in the I-1 District in accordance with § 240-31:

(1)

Multiple uses in a multiple use building with uses that are permitted in this section by right or by conditional use and when specifically approved pursuant to § 240-31C(3)(v).

[Amended 6-7-2011 by Ord. No. 129-F-11]

(2)

Wholesaling, warehousing and distribution, including self-storage and mini-warehouse developments, but not including the following:

(a)

Truck terminal and/or the outdoor storage of trucks and trailers and/or material.

(3)

Testing and repair of manufactured products, not including the storage or repair of such products outside of the building or automotive repair.

(4)

Manufacture of products requiring light metal processing, including finishing, grading, polishing, heat treating and stamping.

(5)

Packaging and bottling operations with no retail activity on the lot.

(6)

Standard restaurant (which may include occasional take-out service), but not including drive-through service, fast-food restaurant or food stand.

(7)

Conference center.

(8)

Fire or ambulance station, excluding an outdoor training center involving the actual setting of fires.

(9)

Public utility facility and public utility building.

[Amended 3-17-2015 by Ord. No. 129-C-2015]

(10)

Manufacturing when limited to pilot studies and prototype development for the production and testing of precision instruments, optical goods, pharmaceuticals, health and personal care products and similar products.

(11)

Facility for scientific, industrial, agricultural or engineering testing purposes or for product development.

(12)

Parking garage or deck.



1     (13)  
2     Storage shed as an accessory use.  
3     (14)  
4     Facility for providing services, repairs and maintenance to office equipment.  
5     (15)  
6     Indoor recreation, such as bowling alleys, indoor baseball practice or miniature golf.  
7     (16)  
8     Publicly owned recreation.  
9     (17)  
10    Golf course or private riding academy.  
11    (18)  
12    Health/tennis/exercise club.  
13    (19)  
14    Place of worship.  
15    (20)  
16    Wireless communications facility and commercial radio or television tower/antennas, subject to  
17    § 240-31C(3)(h).  
18    [Amended 4-7-1998 by Ord. No. 119-A-98]  
19    (21)  
20    Business, professional and governmental offices.  
21    (22)  
22    Printing and publishing establishments.  
23    (23)  
24    Research, engineering or testing laboratories, excluding all projects with the potential of creating  
25    an environmental or genetic hazard.  
26    (24)  
27    Manufacture of jewelry, precision instruments, optical goods and similar products.  
28    (25)  
29    Manufacture and assembly of any of the following:  
30    (a)  
31    Small electrical and electronic appliances, supplies and equipment.  
32    (b)  
33    Products from previously prepared nontoxic materials such as plastic, leather, glass, cellophane  
34    or textiles.  
35    (26)  
36    Day-care center, child or adult, in accordance with § 240-31.  
37    (27)  
38    Assembly of electronic equipment, such as computer hardware.  
39    (28)  
40    United States Postal Service.  
41    (29)  
42    Telephone central office.  
43    (30)  
44    Parking in the front yard and impervious coverage expansion, subject to § 240-31C(3)(qq).  
45    [Added 4-7-1998 by Ord. No. 119-A-98]  
46    (31)



Mineral extraction in accordance with the standards in § 240-31C(3)(uu).

[Added 10-29-2002 by Ord. No. 129-Q-02]

(32)

Medical marijuana grower/processor.

[Added 7-11-2017 by Ord. No. 129-B-2017]

D.

Uses permitted by special exception: none.

E.

Accessory uses. The following accessory uses shall be permitted in the I-1 District in accordance with the provisions of § 240-32 or such other section listed after each use:

(1)

Solar or wind-generated energy systems.

(2)

Cafeteria or recreational facilities for employees only.

(3)

Signs. (See § 240-22.)

(4)

Off-street parking and loading. (See § 240-33.)

(5)

Outdoor storage.

(6)

Home occupation.

(7)

Fence and wall.

(8)

Garage.

(9)

Storage of a recreational vehicle as an accessory to a dwelling.

(10)

Private greenhouse.

(11)

Tennis court.

(12)

Swimming pool.

(13)

(Reserved)[1]

[1]

Editor's Note: Former Subsection E(13), which listed keeping of animals or fowl as a permitted accessory use, was repealed 2-19-2019 by Ord. No. 129-A-2019.

(14)

Temporary use.

(15)

Day-care center as an accessory use.

(16)

No-impact home-based business as accessory to a residential dwelling.

[Added 10-21-2003 by Ord. No. 129-L-03]

F.

Design and landscaping controls. The following shall apply within the I-1 District:  
[Amended 4-7-2015 by Ord. No. 129-E-2015]

(1)

All applicable controls in § 240-27C and E.

(2)

New structures built after April 7, 2015, shall incorporate a complete visual screen for all rooftop structures (except roof-mounted solar panels), including but not limited to heat pumps, cooling towers and other mechanical equipment. All rooftop structures (except roof-mounted solar panels) shall be screened from view by a single piece of the building structure which is aesthetically compatible in design, materials and color with the building facade and which is at least equal in height to the highest rooftop structure. (See examples in Sketch D[2] in the Appendix.)

[2]

Editor's Note: Sketch D is included as an attachment to this chapter.

(3)

For structures built prior to April 7, 2015, an existing rooftop structure may be replaced with a new rooftop structure of the same (or smaller) size in the same location. If the replacement rooftop structure is larger than the existing rooftop structure or is placed in a new location on the roof, or if a new rooftop structure (except rooftop solar panels) is proposed to be installed, the rooftop structure shall be painted to be aesthetically compatible in color with the majority of the other rooftop structures and the building facade. If the rooftop structure cannot be painted for any reason, it shall be screened as required by Subsection F(2) of this section.

G.

Lot area, width, building coverage, height and yard regulations. The following requirements apply to each use in the I-1 District, unless a more restrictive provision in another section of this chapter applies. All uses in this district shall be serviced by centralized sewage disposal and centralized water supply systems.

[Amended 6-1-1999 by Ord. No. 129-D-99]

**I-1 Principal Uses**

<b>Requirements</b>	<b>Restaurant</b>	<b>Bank, Savings and Loan, Post Office, Fire Station</b>	<b>All Other Uses</b>
Minimum lot area	2 acres	2 acres	4 acres
Minimum lot width			
At building setback line	200 feet	200 feet	200 feet
At street line	150 feet	150 feet	150 feet
Maximum land coverage			
By buildings	30%	30%	30%
By total impervious cover	50%	50%	50%
Maximum building height			
Stories	3	3	3

## I-1 Principal Uses

Requirements	Restaurant	Bank, Savings and Loan, Post Office, Fire Station	All Other Uses
Feet	35 feet	35 feet	35 feet
Minimum front yard	50 feet*	50 feet*	50 feet*
Minimum side yard	50 feet each	50 feet each	50 feet each
Minimum rear yard	100 feet	100 feet	100 feet

\*No truck loading docks and no outdoor industrial storage shall occur within the required minimum front yard. A maximum of 10% of the required minimum front yard may be covered with impervious surfaces, with the remainder of such yard being landscaped.

### § 240-20. I-2 Planned Business, Research and Limited Industrial District.

#### A.

Specific intent.

#### (1)

In addition to the objectives stated in §§ 240-3 and 240-18, the I-2 District is intended to provide the opportunity for carefully selected businesses, including office and research facilities and certain manufacturing uses in an attractive, well-planned and well-designed setting, meeting specific performance criteria, and to provide opportunities for residential use.

#### (2)

By achieving the land use performance standards and site characteristics established in this district and by preserving opportunities for the appropriate residential development, this district, when developed, will benefit the local economy, preserve and enhance open space and retain an atmosphere that will be compatible with the existing character of the Township.

#### B.

Special definitions. The following definitions shall have the following meanings for the purposes of this section, § 240-27G or any other sections which specifically incorporate these definitions by reference:

#### SITE ENTRANCE(S)

A point(s) of ingress or egress providing access to the district from East Boot Road, Line Road and/or Paoli Pike, excluding, however, public recreation, planned golf course development, existing residential use, existing land developments devoted to life-care, public recreation or agricultural uses.

[Amended 11-1-1999 by Ord. No. 129-G-99]

#### PERIMETER BUILDING SETBACK

The distance that buildings (excluding guardhouses at site entrances) and outside storage (other than temporary crop storage) must be set back from the respective center lines of East Boot Road, Line Road and/or Paoli Pike.

[Amended 1-25-2000 by Ord. No. 129-B-00]

#### (1)

1 The minimum perimeter building setback shall be 330 feet (as measured from the road center  
2 line) in all areas along Paoli Pike, Line Road and East Boot Road, except it shall be 150 feet (as  
3 measured from the road center line) along East Boot Road and Line Road for a distance of 2,400  
4 feet west of the center line of Line Road and 2,500 feet north of the center line of East Boot  
5 Road respectively.[1]

6 [1]

7 Editor's Note: For the purposes of this chapter, provision of said perimeter building setback shall  
8 be deemed to have satisfied the buffer requirements of § 240-27C(2) of and (3) of this chapter  
9 and § 205-60 of Chapter 205, Subdivision and Land Development.

10 (2)

11 Individual access(es) to a lot(s) from a site entrance shall only be permitted within the perimeter  
12 building setback if such access(es) results in less environmental disturbance and/or may preclude  
13 the need for a separate driveway access to a lot from East Boot Road, Line Road and/or Paoli  
14 Pike.[2]

15 [2]

16 Editor's Note: For the purpose of this chapter, limitations for site entrances shall be interpreted in  
17 conjunction with the requirements of § 240-27B(2) and G(1)(c).

18 C.

19 Uses permitted by right. The following principal uses are permitted by right in the I-2 District,  
20 subject to §§ 240-25 and 240-26:[3]

21 (1)

22 Agricultural uses in accordance with § 240-34, including crop storage, agricultural/business and  
23 dairy and livestock.

24 (2)

25 Single-family detached dwellings pursuant to the R-2 District regulations of § 240-9 (other than  
26 single-family cluster developments, which are addressed in Subsection D).

27 (3)

28 A research, testing or experimental laboratory or facility for research or product development, or  
29 a research laboratory for scientific, industrial, agricultural or engineering purposes, but not  
30 including any project with the potential of creating an environmental or genetic hazard.

31 (4)

32 Manufacturing when limited to pilot studies and prototype development for the production and  
33 testing of precision instruments, optical goods, pharmaceutical, health and personal care and  
34 similar products.

35 (5)

36 Business, professional and/or governmental offices.

37 (6)

38 Planned golf course development, subject to § 240-30.1.

39 [Added 11-1-1999 by Ord. No. 129-G-99]

40 (7)

41 Forestry in accordance with the standards of § 240-34.1.

42 [Added 10-29-2002 by Ord. No. 129-Q-02]

43 (8)

44 Single-family detached dwellings in accordance with § 240-30.1C(2)(a), provided the dwelling  
45 units are served by a centralized public water supply system and a centralized sewage disposal  
46 system.

[Added 5-4-2004 by Ord. No. 129-D-04]

[3]

Editor's Note: For the purposes of Subsections C and D, multiple principal uses shall be permitted on a lot and/or in a building.

D.

Permitted conditional uses. The following principal uses are permitted in the I-2 District when authorized by the Board of Supervisors in accordance with § 240-31 of this chapter, including but not limited to the traffic standards in § 240-31C(2):

(1)

Production, testing, storing, manufacturing, assembly, packaging and/or distributing facilities for precision instruments, pharmaceutical goods, optical goods, jewelry, electronic, computer and similar products not involving any retail activity on the lot and other than uses that are permitted by right under Subsection C.

(2)

Life care development pursuant to § 240-31.

(3)

Publicly owned recreation, golf course or private riding academy.

(4)

Medical facility for patient care supplementary to normal hospital services, but excluding hospitals.

(5)

Single-family cluster developments within the regulations of the R-2 District and § 240-28.

(6)

Treatment center, within the requirements for such use in § 240-31.

(7)

Wireless communications facility and commercial radio or television tower/antennas, subject to § 240-31C(3)(h).

[Amended 4-7-1998 by Ord. No. 119-A-98]

(8)

Parking garage or deck.

(9)

Storage shed.

(10)

Manufacturing facility of jewelry, precision instruments, optical goods and similar products.

(11)

Indoor recreation facility, such as bowling alleys, indoor baseball practice or miniature golf.

(12)

Standard restaurant, not including fast-food restaurant, food stand or drive-through service.

(13)

Helipad as an accessory use.

(14)

Nursing home or personal care home.

(15)

Place of worship.

(16)

Adult use.



1 (17)

2 Fire or ambulance station.

3 (18)

4 Conference center.

5 (19)

6 Exercise/health/tennis clubs.

7 (20)

8 A lawfully permitted dwelling unit used as a group home, provided that the requirements for  
9 such use in § 240-38 are met.

10 (21)

11 Day-care center, child or adult, in accordance with § 240-31.

12 (22)

13 Assembly of electronic equipment, such as computer hardware.

14 (23)

15 Public utility facility and public utility building.

16 [Amended 3-17-2015 by Ord. No. 129-C-2015]

17 (24)

18 Treatment center.

19 (25)

20 Single-family open space development in accordance with § 240-36.

21 (26)

22 Mineral extraction in accordance with the standards in § 240-31C(3)(uu).

23 [Added 10-29-2002 by Ord. No. 129-Q-02]

24 (27)

25 Carriage homes in accordance with the standards set forth in § 240-31C(3)(vv).

26 [Added 2-22-2005 by Ord. No. 129-A-05]

27 (28)

28 Medical marijuana grower/processor.

29 [Added 7-11-2017 by Ord. No. 129-B-2017]

30 E.

31 Accessory uses. In addition to the accessory uses already permitted in all districts pursuant to  
32 § 240-32, the following accessory uses shall be permitted in the I-2 District:

33 (1)

34 Cafeteria for employees only.

35 (2)

36 Off-street parking and loading for the purpose of serving a use(s) permitted in the district  
37 pursuant to § 240-33 of this chapter.

38 (3)

39 Signs pursuant to § 240-22.

40 (4)

41 Other uses customarily accessory and incidental to the principal uses permitted in the I-2  
42 District.

43 (5)

44 Outdoor recreational facilities for employees as provided by employers in the district. Said  
45 facilities may be utilized by others at the discretion of the owner of said facilities.

46 (6)

Day-care center.

(7)

Storage of a recreational vehicle as accessory to a dwelling.

(8)

Home occupation as accessory to a dwelling.

(9)

Solar energy systems.

(10)

Fences and walls.

(11)

Antique shop as an accessory use operated from a building eligible for inclusion on the National Register of Historic Places.

[Added 5-7-2002 by Ord. No. 129-L-02]

(12)

No-impact home-based business as accessory to a residential dwelling.

[Added 10-21-2003 by Ord. No. 129-L-03]

F.

Development regulations. Uses permitted in the I-2 District shall be subject to the following regulations:

(1)

All uses shall be subject to the minimum perimeter building setback requirements specified in Subsection F(3), except those lots within the I-2 District devoted to:

[Amended 11-1-1999 by Ord. No. 129-G-99]

(a)

Either life-care development or single-family residential dwellings prior to November 9, 1993;

(b)

Planned golf course development; or

(c)

Public recreation.

(d)

Buildings which would be eligible for inclusion on the National Register of Historic Places.

[Added 4-18-2000 by Ord. No. 129-F-00]

(e)

Carriage homes in accordance with the standards set forth in § 240-31C(3)(vv).

[Added 2-22-2005 by Ord. No. 129-A-05]

(2)

Minimum requirements for specific uses within the I-2 District:

[Amended 11-1-1999 by Ord. No. 129-G-99; 4-18-2000 by Ord. No. 129-F-00]

(a)

All uses, except permitted agriculture, recreation, life-care development, single-family detached dwellings, single-family cluster development, buildings which would be eligible for inclusion on the National Register of Historic Places and planned golf course development, shall be subject to the lot width, height and yard regulations established in Subsection F(3).

(b)

Permitted agriculture, recreation, life-care development, single-family detached dwellings, single-family cluster development, buildings which would be eligible for inclusion on the



1 National Register of Historic Places and planned golf course development shall be subject to the  
2 lot area, lot width, height limit, yard requirements and design standards as provided for in  
3 Subsections C and D of this § 240-20 and all other applicable provisions of this chapter.

4 (c)

5 A planned golf course development shall not be subject to the perimeter building setback  
6 requirements specified in Subsection F(3), but rather shall be governed by the design standards  
7 set forth in § 240-30.1 of this chapter. Buildings which would be eligible for inclusion on the  
8 National Register of Historic Places shall not be subject to the requirements specified in  
9 Subsection F(3), but rather shall be subject to the requirements specified in Subsection F(4).

10 (d)

11 Carriage homes in accordance with the standards set forth in § 240-31C(vv) shall not be subject  
12 to the perimeter building setback requirements specified in Subsection F(3) but rather shall be  
13 governed by the requirements set forth in § 240-31C(3)(vv).

14 [Added 2-22-2005 by Ord. No. 129-A-05]

15 (3)

16 Minimum requirements for uses within the I-2 District:

17 (a)

18 Minimum perimeter building setback: 330/150 feet. [See Subsection B(2).]

19 (b)

20 Minimum lot width:

21 [1]

22 At building setback line: 200 feet.

23 [2]

24 At street line: 50 feet. [4]

25 [4]

26 Editor's Note: All lots not having street frontage as required by § 240-23B(2) of this chapter and  
27 § 205-55K of Chapter 205, Subdivision and Land Development, must demonstrate a permanent  
28 means of access to a street and, upon so doing, shall be deemed to have satisfied these  
29 requirements.

30 (c)

31 Minimum front yard: 50 feet.

32 (d)

33 Maximum building height: [5]

34 [1]

35 Zone A: 45 feet.

36 [Amended 11-1-1999 by Ord. No. 129-G-99]

37 [2]

38 Zone B: 45 feet.

39 [3]

40 Zone C: 60 feet.

41 [5]

42 Editor's Note: Height zones, for the purpose of this section, shall be defined as follows: "Zone A"  
43 shall be that portion of the district which extends inward from the center line of Paoli Pike for a  
44 distance of 500 feet and from the center lines of Line Road and East Boot Road for a distance of  
45 750 feet. "Zone B" shall be that portion of the district more than 500 feet from the center line of  
46 Paoli Pike and more than 750 feet and less than 1,200 feet from the center lines of Line Road and

East Boot Road. "Zone C" shall be that portion of the district more than 500 feet from the center line of Paoli Pike and more than 1,200 feet from the center lines of Line Road and East Boot Road.

(e)

Minimum rear yard: 50 feet.

(f)

Minimum side yard: [6] 50 feet.

[6]

Editor's Note: To promote the integration of buildings and activities within this district, open or enclosed driveways not to exceed 24 feet in width, sidewalks and/or paths between buildings and/or lots are permitted within the required side and rear yards and may extend up to the side and/or rear lot lines for purposes of facilitating said interconnections. In no event shall said interconnections be permitted within the perimeter building setback. (See Sketch F in the Appendix.)

(g)

Two or more principal buildings may be constructed on a lot without conforming to the requirements of § 240-23B(1), provided that the final land development plan contains the following statement: "The office buildings depicted on this plan shall not be sold separately unless further subdivision approval from this Township is granted and the land upon which the buildings are situated remains in single, undivided common ownership." A subdivision plan which consists only of the building footprint as a separate lot shall be accompanied by restrictive covenants, easements and/or deed restrictions which provide for shared access, parking and utility usage, in form and content acceptable to the Township Solicitor and shall be recorded with the final subdivision and land development plan.

[Added 11-1-1999 by Ord. No. 129-G-99]

(h)

In order to allow for excellence in design and the preservation of existing trees, strict adherence to the requirements of § 240-33C(3) shall not be required in this district, provided that the following criteria are met where applicable:

[Added 11-1-1999 by Ord. No. 129-G-99]

[1]

The applicant demonstrates, during the subdivision and land development process, that the proposed parking layout is superior in form and function to the parking layout otherwise required by § 240-33C(3).

[2]

The proposed layout will, wherever possible, result in the preservation of existing specimen trees.

(4)

National Register of Historic Places eligible buildings.

[Added 4-18-2000 by Ord. No. 129-F-00]

(a)

The original footprint of any building, which for purposes of this section is defined to mean the perimeter of the historic building coincident with the building's foundation, which would be eligible for inclusion on the National Register of Historic Places, plus an area for expansion which shall not exceed 50% of the original footprint, may be subdivided from a parent lot and

conveyed irrespective of the requirements of Subsections [F\(3\)\(a\)](#), [\(b\)](#), [\(c\)](#), [\(e\)](#) and [\(f\)](#), provided that the applicant demonstrates during the subdivision and land development process that:

[\[1\]](#)

The proposed renovation and/or use of the building will result in preservation of the building;

[\[2\]](#)

There is sufficient area on the parent lot, from which the building footprint is being subdivided, to contain the required parking and stormwater management facilities necessary to support the proposed use of the building;

[\[3\]](#)

The area of the proposed expansion is based upon the original footprint of the historic building as it existed on the date of the adoption of this section.

[\(b\)](#)

The subdivision plan shall contain the following information, in addition to that required by Chapter [205](#), Subdivision and Land Development:

[\[1\]](#)

The original building footprint and a statement noting the proposed use of the building;

[\[2\]](#)

An expansion area of not more than 50% of the original building footprint, provided that the expansion shall not result in any encroachment into any required yard or building setback area nor increase any existing nonconformity of the building by a greater encroachment into any such required yard or building setback area;

[\[3\]](#)

The location of any easements required for utilities, common areas, access, parking, stormwater management facilities and building maintenance;

[\[4\]](#)

The location of any limited common area around the building that is intended for use by the owner of the building. The written agreement of the owner of the common area allowing an easement for same; and

[\[5\]](#)

Renderings, architectural details and elevations which depict the facade treatment for the existing building, such as to retain its historic character, as well as the proposed fifty-percent expansion, which shall be architecturally consistent with the existing historic structure.

[\(c\)](#)

The subdivision plan shall be accompanied by the following documents, which shall be, in the form and content, acceptable to the Township Solicitor, and they shall be recorded contemporaneously with the final subdivision plan. The Board of Supervisors shall be given the right but not the obligation to enforce all of the following covenants, easements, restrictions, none which shall be modified or extinguished without the prior written approval of the Board of Supervisors.

[\[1\]](#)

Restrictive covenants, easements and/or deed restrictions which provide for access, parking, common areas, stormwater management and utilities;

[\[2\]](#)

A covenant describing the maintenance responsibilities for the limited common area intended for the use of the owner of the building; and

[\[3\]](#)

1 A facade easement, which shall require that the existing facade of the historic building shall be  
2 retained in its essential form, including any historic elements of the building which identify its  
3 historic character, excepting only such betterments as are approved by the Board of Supervisors.  
4 The facade easement shall also describe the facade treatment for the fifty-percent expansion area.

5 G.

6 Site plan and phasing plan regulations.

7 (1)

8 In addition to and in conjunction with the submission of any application for a land development,  
9 a site plan for the land development at a scale of one inch equals 200 feet shall be submitted  
10 depicting only the proposed development, perimeter building setback, floodplain, wetlands and  
11 all existing/as-built development.

12 (2)

13 A land development proposed to be constructed in phases shall contain a phasing plan at a scale  
14 of at least one inch equals 200 feet. [7]

15 [7]

16 Editor's Note: Former Subsection G(3), regarding rooftop structures, which immediately  
17 followed this subsection, was repealed 7-7-2015 by Ord. No. 129-F-2015.

18 H.

19 Design and screening.

20 [Added 4-7-2015 by Ord. No. 129-E-2015]

21 (1)

22 New structures built after April 7, 2015, shall incorporate a complete visual screen for all rooftop  
23 structures (except roof-mounted solar panels), including but not limited to, heat pumps, cooling  
24 towers and other mechanical equipment. All rooftop structures (except roof-mounted solar  
25 panels) shall be screened from view by a single piece of the building structure which is  
26 aesthetically compatible in design, materials and color with the building facade and which is at  
27 least equal in height to the highest rooftop structure. (See examples in Sketch D [8] in the  
28 Appendix.)

29 [8]

30 Editor's Note: Sketch D is included as an attachment to this chapter.

31 (2)

32 For structures built prior to April 7, 2015, an existing rooftop structure may be replaced with a  
33 new rooftop structure of the same (or smaller) size in the same location. If the replacement  
34 rooftop structure is larger than the existing rooftop structure or is placed in a new location on the  
35 roof, or if a new rooftop structure (except rooftop solar panels) is proposed to be installed, the  
36 rooftop structure shall be painted to be aesthetically compatible in color with the majority of the  
37 other rooftop structures and the building facade. If the rooftop structure cannot be painted for any  
38 reason, it shall be screened as required by Subsection H(1) of this section.

39 **§ 240-21. BP Business Park District.**

40 A.

41 Specific intent. In addition to the objectives stated in §§ 240-3 and 240-18, the BP District is  
42 intended to encourage the development of a planned campus-like office, laboratory or production  
43 research facilities and other uses which are compatible with surrounding residential uses and  
44 which adhere to the performance standards (see § 240-24). The BP District also encourages



1 excellence in site planning and building design, stringent traffic control and attractive  
2 landscaping and screening.

3 B.

4 Uses permitted by right. The following principal uses are permitted by right in the BP District if  
5 the area and bulk regulations and all other applicable requirements of this chapter are satisfied:

6 (1)

7 Agricultural uses in accordance with § 240-34.

8 (2)

9 Crop storage.

10 (3)

11 Agricultural/business in accordance with § 240-34.

12 (4)

13 Assembly of electronic equipment, including computer hardware.

14 (5)

15 Development of computer software packages and related marketing and training facilities.

16 (6)

17 Facility for providing services, repairs and maintenance to office equipment.

18 (7)

19 Computer training facilities.

20 (8)

21 Forestry in accordance with the standards of § 240-34.1.

22 [Added 10-29-2002 by Ord. No. 129-Q-02]

23 C.

24 Permitted conditional uses. The following principal uses are permitted by condition in the BP  
25 District in accordance with § 240-31:

26 (1)

27 Multiple uses in a multiple-use building with uses that are permitted in this section by right or by  
28 conditional use and when specifically approved pursuant to § 240-31C(3)(v).

29 [Amended 6-7-2011 by Ord. No. 129-F-11]

30 (2)

31 Wholesaling facility, warehousing and distribution, but with the following uses specifically  
32 being prohibited in the BP District:

33 (a)

34 Truck terminal and/or outdoor overnight storage of trucks and trailers and/or material.

35 (b)

36 Self-storage developments and/or mini-warehousing.

37 (3)

38 Fire or ambulance station.

39 (4)

40 Standard restaurant (which may include occasional take-out service), but not including drive-  
41 through service, food stand or fast-food restaurant.

42 (5)

43 Manufacturing facility when limited to pilot studies and prototype development for the  
44 production and testing of precision instruments, optical goods, pharmaceuticals, health and  
45 personal care products and similar products.

46 (6)

1 Conference center.

2 (7)

3 Wireless communications facility and commercial radio or television tower/antennas, subject to  
4 § 240-31C(3)(h).

5 [Amended 4-7-1998 by Ord. No. 119-A-98]

6 (8)

7 Health/exercise/tennis clubs.

8 (9)

9 Manufacturing facility of jewelry, precision instruments, optical goods and similar products.

10 (10)

11 Place of worship.

12 (11)

13 Parking deck or garage.

14 (12)

15 Public utility facility and public utility building.

16 [Amended 3-17-2015 by Ord. No. 129-C-2015]

17 (13)

18 Storage shed.

19 (14)

20 Banks, savings and loan or other financial institutions.

21 (15)

22 Publicly owned recreational facilities.

23 (16)

24 Golf course or private riding academy.

25 (17)

26 Indoor recreation facility, such as bowling alleys, indoor baseball practice or miniature golf.

27 (18)

28 Facility for manufacture and assembly of any of the following products:

29 (a)

30 Small electrical and electronic appliances, supplies and equipment.

31 (b)

32 Products from previously prepared nontoxic materials such as plastics, leather, glass, cellophane  
33 or textiles.

34 (19)

35 Business, professional and governmental offices.

36 (20)

37 Printing and publishing establishments.

38 (21)

39 Facility for scientific, industrial, agricultural or engineering testing purposes, excluding all  
40 projects with the potential of creating an environmental or genetic hazard.

41 (22)

42 Testing or experimental laboratory for research or product development.

43 (23)

44 Parking in the front yard and impervious coverage expansion, subject to § 240-31C(3)(qq).

45 [Added 4-7-1998 by Ord. No. 119-A-98]

46 (24)

Mineral extraction in accordance with the standards in § [240-31C\(3\)\(uu\)](#).

[Added 10-29-2002 by Ord. No. 129-Q-02]

[\(25\)](#)

Cyber charter school.

[Added 4-18-2006 by Ord. No. 129-B-06]

[\(26\)](#)

Medical marijuana grower/processor.

[Added 7-11-2017 by Ord. No. 129-B-2017]

[D.](#)

Uses permitted by special exception: none.

[E.](#)

Accessory uses. The following accessory uses shall be permitted in the BP District in accordance with § [240-32](#) or such other section listed after each use and all other provisions of this chapter:

[\(1\)](#)

Solar energy systems.

[\(2\)](#)

Cafeteria or recreational facilities for employees only.

[\(3\)](#)

Signs. (See § [240-22](#).)

[\(4\)](#)

Off-street parking and loading. (See § [240-33](#).)

[\(5\)](#)

Outdoor storage.

[\(6\)](#)

Home occupation.

[\(7\)](#)

Fence and wall.

[\(8\)](#)

Garage.

[\(9\)](#)

Recreational vehicle.

[\(10\)](#)

Private greenhouse.

[\(11\)](#)

Tennis court.

[\(12\)](#)

Swimming pool.

[\(13\)](#)

Animal husbandry.

[\(14\)](#)

Temporary use.

[\(15\)](#)

Day-care center for the dependents of the employees of the principal use as well as the dependents of employees of other principal uses in this district.

[\(16\)](#)

No-impact home-based business as accessory to a residential dwelling.



[Added 10-21-2003 by Ord. No. 129-L-03]

F.

Design and landscaping controls. The following shall be applicable for all uses in the BP District:

[Amended 4-7-2015 by Ord. No. 129-E-2015]

(1)

All applicable controls in § 240-27C and E.

(2)

New structures built after April 7, 2015, shall incorporate a complete visual screen for all rooftop structures (except roof-mounted solar panels), including but not limited to heat pumps, cooling towers and other mechanical equipment. All rooftop structures (except roof-mounted solar panels) shall be screened from view by a single piece of the building structure which is aesthetically compatible in design, materials and color with the building facade and which is at least equal in height to the highest rooftop structure. (See examples in Sketch D[1] in the Appendix.)

[1]

Editor's Note: Sketch D is included as an attachment to this chapter.

(3)

For structures built prior to April 7, 2015, an existing rooftop structure may be replaced with a new rooftop structure of the same (or smaller) size in the same location. If the replacement rooftop structure is larger than the existing rooftop structure or is placed in a new location on the roof, or if a new rooftop structure (except rooftop solar panels) is proposed to be installed, the rooftop structure shall be painted to be aesthetically compatible in color with the majority of the other rooftop structures and the building facade. If the rooftop structure cannot be painted for any reason, it shall be screened as required by Subsection F(2) of this section.

(4)

Businesses are strongly encouraged to provide informal outdoor eating areas for employees, such as picnic tables with landscaping and trash receptacles.

G.

Lot area, width, building coverage, height and yard regulations. The following requirements apply to each use in the BP District, subject to further applicable provisions of this chapter. All uses in this district shall be serviced by centralized sewage disposal and centralized water supply systems.

[Amended 6-1-1999 by Ord. No. 129-D-99]

**BP Principal Uses**

<b>Requirements</b>	<b>All Uses</b>
Minimum lot area	4 acres
Minimum lot width	
At building setback line	400 feet
At street line	300 feet
Maximum land coverage	
By buildings	30%
By total impervious cover	50%
Maximum building height	

### **BP Principal Uses**

<b>Requirements</b>	<b>All Uses</b>
Stories	3
Feet	35 feet
Minimum front yard	100 feet
Minimum side yard	50 feet each
Minimum rear yard	50 feet

# Memorandum

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**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

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**Date:** 8/28/2020

**To:** Planning Commission

**From:** Mark Gordon, Zoning Officer



**Re:** Pipeline Ordinances

Dear Commissioners,

The Board of Supervisors accepted the PC recommendation and would like the PC to continue working on this by doing the following:

1. Identify uses that should not be located near pipelines
2. Identify what zoning districts those uses are currently permitted
3. Identify parcels where these uses could be located safely

# Memorandum

---

East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

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Date: 8/27/2019  
To: Planning Commission  
From: Mark Gordon, Township Zoning Officer   
Re: CFA-MTF Grant Application Letter of Support

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Dear Commission Members,

We are working on a grant application for PA State Funding to assist with construction costs for Segment B of the Paoli Pike Trail (Ellis Ln. to Reservoir Rd.).

I have drafted a letter of support for your consideration.

**Draft Motion:**

Mr. Chairman, I move that the Planning Commission send a letter of support to the DCED for the Township's CFA-MTF Grant Application for segment B of the Paoli Pike Trail.

September 3, 2020

PA Department of Community and Economic Development  
Center for Business Financing – Grants Division  
Multimodal Transportation Fund  
Commonwealth Keystone Building  
400 North Street, 4th Floor  
Harrisburg, PA 17120-0225

Re: East Goshen Township, Chester County  
Commonwealth Finance Authority – Multimodal Transportation Fund

To whom it may concern:

This letter shall certify that the proposed Paoli Pike Trail construction project that East Goshen Township is has submitted for funding consideration through the CFA Multi Modal Transportation Fund is consistent with the East Goshen Township Comprehensive Plan 2015 and the land use goals outlined within the plan. The Paoli Pike Trail is also consistent with the Paoli Pike Trail Master Plan and Feasibility Study and the Paoli Pike Corridor Master Plan, adopted by the Board of Supervisors in 2016 and 2017 respectively. The trail will provide an additional transportation alternative, reduce traffic along Paoli Pike, and improve air quality.

The Paoli Pike Trail Project traverses the entire span of Paoli Pike throughout the Township. CFA –MTF Funds for this project will be utilized to construct Segment B of the trail, a .6 mile segment that crosses wetlands and the Chester Creek. Engineering and permitting for Segment B has been completely funded by East Goshen Township and is nearing completion . We look forward to moving forward with this project as it serves to benefit the community in the following ways:

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

The East Goshen Township Planning Commission supports the Paoli Pike Trail Project and the CFA-MTF application for funding. Thank you for your consideration of this worthwhile project.

Sincerely,

Ernest Harkness, P.E.  
Chairman