

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

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

- Participants must call in by 6:55 pm.
- The public will be muted during the meeting when the Commission is conducting business.
- The Chairman will ask for any public comment on agenda items. Audience members who wish to make comments must unmute, identify themselves with name and address, 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. September 2, 2020**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances**
 - 1. 1631 East Strasburg Rd. (Dim. Variance for Steep Slopes)**
- H. Ordinance Amendments
- I. Old Business
 - 1. Zoning Ordinance Review / BP & I Districts Taskforce recommendation**
 - 2. High Intensity Uses / Pipeline Considerations**
- J. New Business
- K. Any Other Matter
- L. Liaison Reports
- M. Correspondence
- N. Announcements

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

October 7, 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
1631 E. Strasburg Rd	V	Sk	9/29/2020	9/29/2020	NA	NA	10/2/2020		10/7/2020	10/20/2020	10/27/2020	11/28/2020	

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
September 2, 2020

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday September 2, 2020. 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. Ernest 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. Ernest asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Ernest checked the log.
4. The minutes of the August 12, 2020 meeting were approved.

B. OLD BUSINESS

1. Pipeline Ordinance – Mark Gordon reviewed the letter from the BOS which requested the PC continue to work on this project and identify uses that should not be located near pipelines, the zoning districts where those uses are currently permitted and parcels where these uses could be located safely. An ordinance can be more restrictive than the building code. As an example, fire extinguishers were used in homes for years before it was put in the code. Ernest spoke about high intensity uses such as nursing homes, schools, childcare, etc. These restrictions will be part of the ordinance and not an overlay. Distance from the pipelines has to be looked at and egress from the building and access in an emergency. Example if the shopping center next to Wellington is sold and they want to put a retirement community in there what would the restrictions be. Mark Gordon mentioned that there are 4-5 pipelines in front of those properties. He spoke about conditional use vs use by right. John asked about propane tanks. Mark responded that they can be up to 600 gallons above ground. More than that they go underground. Mark will bring his analysis program next month.

2. Zoning Ordinance Review – Business Parks – Mark Gordon mentioned that he, Jon Altshul and Rick Smith had a conversation about this today. They are not sure what impact the pandemic will have on business parks. Since people worked from home, companies are finding they don't need a large facility with offices. Fortunately, the companies in our business parks manufacture items. There is no one at the

1 OVC office or Comcast right now. Wait until next year to see what happens. Ernest attended the Futurist
2 Committee meeting. They are planning to meet with representatives of the companies in the business
3 park to see what the impact was and what the Township can do to help. There was discussion about
4 possibly forming a subcommittee made up of Planning Commission and Futurist Committee members.
5 Ernie moved that the Planning Commission recommend that the Board of Supervisors form a Taskforce
6 to review and analyze the BP and I zoning districts. This Taskforce should include members from the
7 Futurist Committee, the Planning Commission and other members of ABC's or public that can provide
8 positive input. Dan seconded the motion. The motion passed unanimously.
9

10 **C. NEW BUSINESS**

11 Ernest reviewed the goals that were set for the Planning Commission for 2020. He feels they are on track.
12

13 **D. ANY OTHER MATTER**

14 **DCED Grant Application Letter** – Mark Gordon explained that this grant would provide funding up to \$3
15 Million for construction of Segment B of the Paoli Pike Trail (Ellis Lane to Reservoir Road). All
16 engineering and easement costs have been funded by the Township. Dan made a motion that the Planning
17 Commission send a letter of support to the DCED for the Township's CFA-MTF Grant Application for
18 Segment B of the Paoli Pike Trail. Mark Levy seconded the motion. The motion passed unanimously.
19 Ernest will sign the letter.
20

21 **E. LIASION REPORTS**

22 None
23
24

25 **F. ADJOURNMENT**

26 There being no further business, John made a motion to adjourn the meeting. Ed seconded the
27 motion. The meeting was adjourned at 8:00 pm. The next regular meeting will be held on Wednesday,
28 October 7, 2020 at 7:00 p.m.
29
30


31 Respectfully submitted, _____

32 *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: October 2, 2020
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: ZHB Application for Dim. Variances / Jordan, 1631 E. Strasburg Rd. / 53-4-135

Dear Commissioners,

The application before you is for dimensional relief from the steep slopes requirement of the ordinance. This is a vacant 1 acre parcel with frontage on E. Strasburg Rd., with a significant amount of steep slopes and on the property. The parcel also has an old springhouse on the property and some delineated wetlands.

Previously the lot had an old home located about 25 feet from E. Strasburg Rd., as you can see from the 2008 aerial photo and plot plan I have provided. The Board of Supervisors approved a request in 2014 to demolish the structure.

The property owners propose to construct a single family home similar in size to the surrounding homes, with associated driveway, retaining walls and storm water management.

The retaining walls help limit the amount of disturbance to the steep slopes and encroachment into the wetland areas near the springhouse.

STAFF RECOMMENDATION:

This property has grades and wetland areas that severely limit the residential use of the property. The plan proposed incorporates retaining walls to limit encroachment into steep slope areas however the standards of the ordinance cannot be met due to the irregular shape of the lot, the setbacks required from the street and side yards, as well as the unique physical circumstances of the lot. Staff supports this application for dimensional relief.

Draft Motion:

I move that the Planning Commission support this dimensional variance request and recommend that the Board of Supervisors support the application to permit encroachment into the steep slope areas of the lot as depicted in the grading and erosion control plan for Robert Jordan dated 5/29/2020 for the following reasons:

1. The unique physical circumstances of the parcel shape and topography have created this hardship.
2. The physical circumstances of the lot prohibit the parcel from being developed in accordance with the ordinance.

3. The unique physical shape of the lot was created to accommodate the previous historic structure and was not created by the applicant.
4. The dimensional variance relief sought by the applicant will have no adverse effect on the essential character of the neighborhood.
5. The relief sought is the minimal relief needed to construct a single family home in keeping with the surrounding character of the neighborhood.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

January 15, 2014

Ms. Susan Kody
1224 Cornerstone Blvd.
Downingtown PA 19335

Re: 1631 E. Strasburg Rd.
Request to remove property from Historic Resource Inventory
1631 E. Strasburg Rd / TPN 53-4-135

Dear Ms. Kody:

At their meeting on January 6, 2014 the Board of Supervisors approved a resolution removing the above referenced property from the Township Historic Resource Inventory.

The resolution will be signed by the Board at their next regularly scheduled meeting, January 21, 2014. I will forward a signed copy of the resolution at that time.

Thank you for your cooperation in this matter, should you have any questions don't hesitate to contact me.

Sincerely,



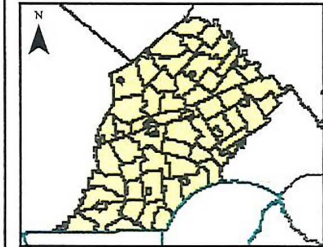
Mark A. Gordon
Township Zoning Officer

Cc: Debbie Shulski, Esq. (via email)

2008 BASH MAP

1631 E. Strasburg Rd.

COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 5304 013 50000
 UPE 53-4-135
 Owner1: JORDAN ROBERT M SR
 Owner2:
 Mail Address 1: 1631 E STRASBURGRD
 Mail Address 2: WEST CHESTER PA
 Mail Address 3:
 ZIP Code: 19380
 Deed Book: 10182
 Deed Page: 1304
 Deed Recorded Date: 6/10/2020
 Legal Desc 1: NS OF E STRASBURGRD
 Legal Desc 2: 1 AC LOT 1
 Acres: 1
 LUC: V-10
 Lot Assessment: \$ 57,730
 Property Assessment: \$ 0
 Total Assessment: \$ 57,730
 Assessment Date: 12/19/2019
 Property Address: 1631 E STRASBURGRD
 Municipality: EAST GOSHEN
 School District: West Chester Area

Map Created:
Friday, October 2, 2020

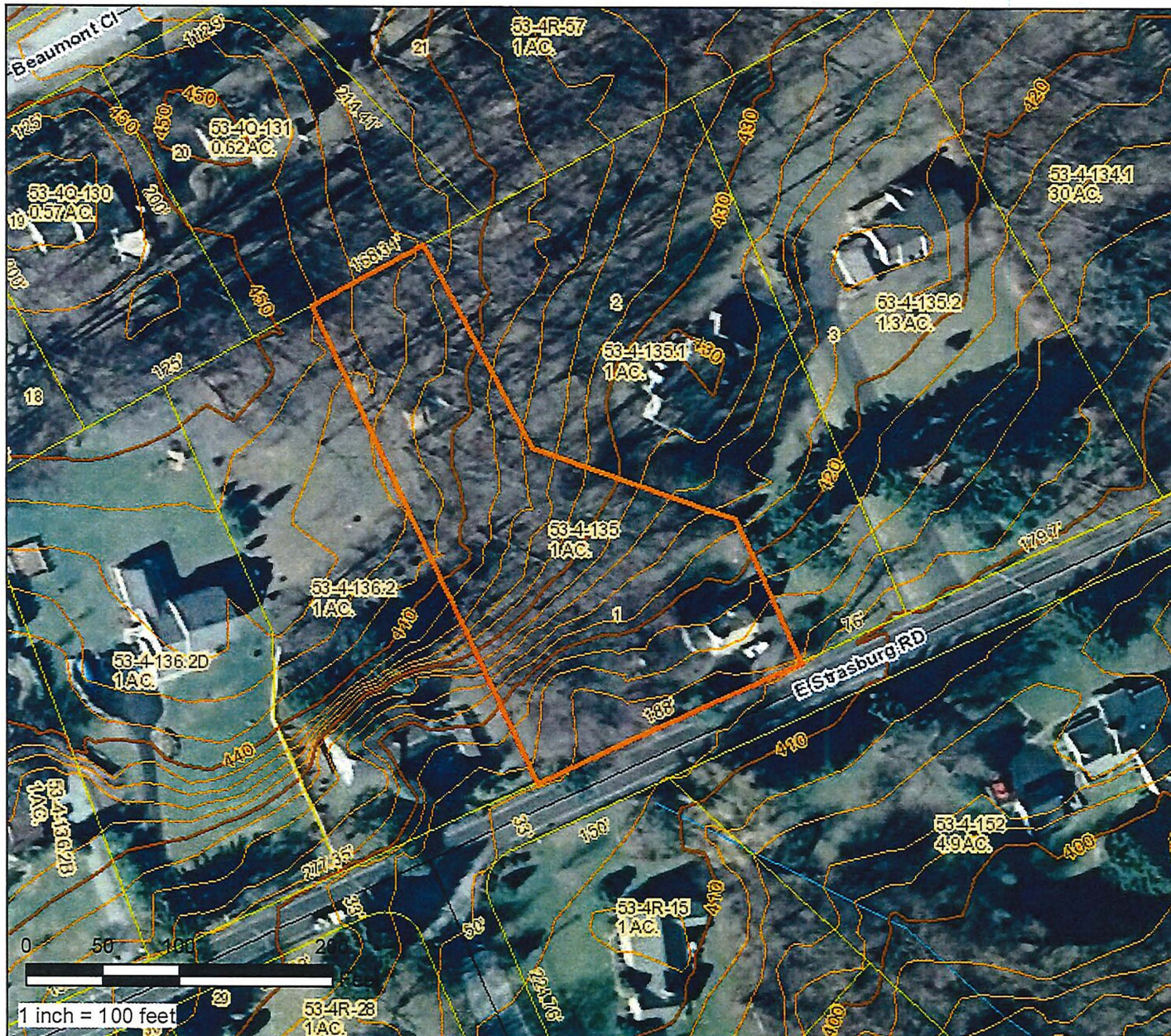
MG

County of Chester

EGTCodeDept



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1631 E. Strasburg Rd.

A map of the north-east of England, showing the location of the study area in red. The map includes a north arrow and a scale bar.

PARID: 5304 01350000
UPE: 53-4-135
Owner1: JORDAN ROBERT M SR
Owner2:
Mail Address 1: 1631 E STRASBURG RD
Mail Address 2: WEST CHESTER PA
Mail Address 3:
ZIP Code: 19380
Deed Book: 10182
Deed Page: 1304
Deed Recorded Date: 6/10/2020
Legal Desc 1: NS OF E STRASBURG RD
Legal Desc 2: 1 AC LOT 1
Acres: 1
LUC: V-10
Lot Assessment: \$ 57,730
Property Assessment: \$ 0
Total Assessment: \$ 57,730
Assessment Date: 12/19/2019
Property Address: 1631 E STRASBURG RD
Municipality: EAST GOSHEN
School District: West Chester Area



Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

September 29, 2020

Via Hand Delivery and Electronic Mail

Mark Gordon
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380-6199

Re: Application for Variance of Robert Jordan

Dear Mark:

Enclosed are eleven (11) copies of the Application for Variance of Robert Jordan for consideration by Zoning Hearing Board, including:

- The Application fee of \$500.00
- Zoning Hearing Board Application
- Plans
- Exterior Rendering

Please let me know if you require anything further to schedule a hearing on this matter. Kindly let me know the date of any meetings where the application will be reviewed or considered. Thank you for your consideration.

Very truly yours,



Brian L. Nagle

/cfg

Enclosures

cc: Robert Jordan (w/enclosures) *[via Electronic Mail Only]*
Rick Stratton, P.E. (w/enclosures) *[via Electronic Mail Only]*

3738412v1
101714.69451

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: Robert Jordan

Applicant Address: 19 Wilson Ave, West Chester, PA 19382

Telephone Number: (610) 405-9401 Fax Number: _____

Email Address: gcoyle@tmo.com

Property Address: 1631 E. Strasburg Road, West Chester, PA 19380

Tax Parcel Number: 53-0000-0135 Zoning District: R-2 Acreage: 1.00

Purpose of Application (check one)

- ☒ Variance (Type: ☐ Use Variance ☒ Dimensional Variance)
- ☐ Special Exception
- ☐ Appeal determination of the Zoning Officer
- ☐ Other _____

Sections of Zoning Ordinance in which relief is sought:

§240-25.C.(5)(d)[1]

§240-25.C.(5)(d)[2]

§240-40.A.(1)(b) and any other relief that the Zoning Hearing Board deems necessary.

Description of the Zoning Relief requested and the future use of the property:

§240-25.C.(5)(d)[1] - To construct a single family dwelling on more than 500 sf of 25% or greater natural slope by altering grade and natural soil conditions.

§240-25.C.(5)(d)[2] - To construct a single family dwelling and related improvements on more than 500 sf of contiguous area of 25% or greater natural slopes with resulting impervious coverage greater than maximum 5% on a lot that is less than 3 acres.

§240-40.A.(1)(b) - To use and improve upon a nonconforming lot.

Description of the Hardship:

The hardship is the size and configuration of the lot, which does not allow reasonable use of the property with a modest residential dwelling and related improvements (driveway) that is appropriately set back from the road. A retaining wall is proposed in order to minimize the impacts to steep slopes.

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

Signature of Applicant

Date

***Please review the formal application and review procedures on page three.**

EAST GOSHEN TOWNSHIP

ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

PHONE (610)-692-7171 FAX (610)-692-8950

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

Applicant Name: _____

Application Process Checklist (Administration use only):

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

Application accepted on _____ by _____

Official Signature _____ Title _____

Review Process Checklist

- | <u>Item</u> | <u>Date</u> |
|---|---------------|
| 1. Start date: | _____ |
| 2. Date of first formal Planning Commission Meeting following complete application: | _____ |
| 3. Date sent to CCPC: | _____ |
| 4. Date sent to Township Engineer: | _____ |
| 5. Date presented to Planning Commission: | _____ |
| 6. Date sent to CB: | _____ |
| 7. Date sent To MA: | _____ |
| 8. Date sent to HC: | _____ |
| 9. Date sent to PRB: | _____ |
| 10. Date sent to TAB: | _____ |
| 11. Date by which the PC must act: | _____ |
| 12. Date by which Board of Supervisors must act: | _____ |
| 13. Drop Dead Date; (Day 60): | _____ |
| 14. Zoning Hearing Date: | _____ |
| 15. Dates of public advertisement:..... | _____ & _____ |

EAST GOSHEN TOWNSHIP ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

Procedures for the processing and review of Subdivision, Land Development, Conditional Use, Variance, and Special Exception Applications

August 19, 2002

2nd Revision: March 2, 2006

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

Zoning Hearing Board Procedural Rule for Hearing Continuances: ADOPTED: May 13, 2009

1. The Zoning Hearing Board may grant one application for hearing continuance. Subject to the limited circumstances referenced in paragraph 2 below, the rescheduled hearing shall be held unless the applicant withdraws the application.
2. The continuance after the first one shall only be granted in an extraordinary circumstance.
3. The Zoning Hearing board has the sole discretion whether to grant any continuance.

EXISTING FEATURES LEGEND

- 202 EXISTING 2' CONTOURS
- 210 EXISTING 10' CONTOURS
- x 212.20 EXISTING SPOT ELEVATION
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVING
- EXISTING GUIDE RAIL
- EXISTING CURB
- FLOOD PLAIN
- EcB2 SOILS LINE AND DESCRIPTION
- BdA
- EXISTING LIGHT POLE
- STREAM LINE
- WETLANDS BUFFER
- EXISTING STORM INLET AND PIPE
- EXISTING STORM MANHOLE AND PIPE
- EXISTING STORM INLET WALL AND PIPE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING POST
- EXISTING UNDERGROUND WATER MAIN
- EXISTING OVERHEAD WIRES
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING MANHOLE (SAN, STORM, GAS, WATER, WATER, ELECTRIC, TELEPHONE, ETC.)
- WETLAND POINTS
- STEEP SLOPES 15-25%
- STEEP SLOPES 25% AND GREATER

STEEP SLOPE TABLE

AREA NO.	STEEP/VERY STEEP	AREA
1	STEEP	1,593 S.F.
2	STEEP	88 S.F.
3	VERY STEEP	92 S.F.
4	VERY STEEP	1,599 S.F.

SITE BENCHMARK
750.00
FUTURE RIGHT-OF-WAY

SAN MH.
RIM 746.01
INV. 742.57 (H)
INV. 742.51 (OUT)

EAST STRASBURG RD
SR 2010

SAN MH.
RIM 747.78
INV. 743.29 (H)
INV. 743.11 (OUT)

EX 8" WATER MAIN

UNIFORM PARCEL IDENTIFIER: 53-04-135

NOTICE TO USER OF THESE PLANS

THESE PLANS WERE PREPARED BY THE ENGINEER AND SURVEYOR, AND THE ENGINEER AND SURVEYOR ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES.

PENNSYLVANIA ACT 537 REQUIREMENTS

THESE PLANS WERE PREPARED BY THE ENGINEER AND SURVEYOR, AND THE ENGINEER AND SURVEYOR ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES.



SEE SHEET FOR
FACILITY CHANGES
AND DISCREPANCIES TO THE
ADDRESS AND
TELEPHONE NUMBER

PENNSYLVANIA 800/CALL SYSTEM INC.
TOLL FREE (800) 451-1776
1-800-242-1776

POCS SERIAL NUMBER: _____

ZONING DATA R-2 RESIDENTIAL DISTRICT

ITEM	REQUIRED*	PROVIDED
Lot Area (Min.)	1 Ac.	1 Ac.
Lot Width @ BSL (Min.)	150 Ft.	188 Ft.
Lot Width @ SL (Min.)	60 Ft.	188 Ft.
Building Coverage (Max.)	25%	6.9%
Impervious Coverage (Max.)	35%	23.6%
Front Yard (Min.)	45 Ft.	59.4 Ft.
Side Yard (2)	20 Ft. (Min.)	20.2 Ft. (Min.)
Rear Yard (Min.)	50 Ft.	200.3 Ft.
Building Height (Max.)	30 Ft. (3 stories)	30 Ft. (3 stories)

* Data for residential uses

CONTIGUOUS STEEP SLOPE EXHIBIT

GRADING AND EROSION CONTROL PLAN FOR ROBERT JORDAN EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA			
20039			
SCALE 1"=20'	DATE 5/29/20	DESIGNED BY RSM	CHECKED BY RIS



LOCATION MAP

SCALE: 1"=2000'





BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

October 2, 2020

Dear Property Owner:

The purpose of this letter is to inform you that Robert Jordan, owner of a vacant parcel at 1631 E. Strasburg Rd., has applied for a Zoning Variance requesting relief from the zoning ordinance. Mr. Jordan is requesting dimensional relief from the steep slopes requirement of the ordinance; §240-25.C(5)(d)[1], §240-25.C(5)(d)[2] and, §240-40.A(1)(b). Mr. Jordan proposes to construct a new single family home on the property and the proposed plan will require disturbance of steep slopes on the lot.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of Zoning Variance applications.

This application will be discussed during the meetings outlined below and is subject to change without further written notice to surrounding properties:

Wednesday October 6 7, 2020 - Planning Commission meeting (7:00 pm)

Tuesday October 20, 2020 - Board of Supervisors meeting (7:00 pm)

Tuesday October 27, 2020 - Zoning Hearing Board (7:00 pm) **(Zoning Hearing)**

Due to COVID -19 all township meetings and hearings are being held virtually via video / telephone conference. These meetings will be conducted remotely via Zoom teleconference. Members of the public can participate via telephone and view the teleconference on YouTube. Meeting access information can be found on the Township website at <https://eastgoshen.org/> under the Latest News posts.

The public is welcome and encouraged to attend and participate in these meetings. The application information is available for public inspection at the Township Building. Please call the Township staff at 610-692-7171 if you need assistance finding the meeting access information, or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

FYI

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: 9/4/2020
PC: Board of Supervisors
From: Mark Gordon, Township Zoning Officer *mlb*
Re: BP and I District Zoning Ordinance Review

Dear Board Members,

At their meeting on September 2, 2020 The PC made the following motion:

Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors form a Taskforce to review and analyze the Business Park and Industrial zoning districts. This Taskforce should include members from the futurist committee and the Planning Commission.

Staff Recommendation:

Staff agrees that a joint committee to investigate the BP and I districts is a good one. The mission of the Industrial and Business Park Taskforce should be clear and concise, for example: The mission of the East Goshen Township Industrial and Business Park Task Force is to develop a set of recommendations for the Board of Supervisors to consider that will enhance and support current uses and property owners.

Draft Motion:

Mr. Chairman, I move that the Board of Supervisors form a Taskforce to review and analyze the Business Park and Industrial zoning districts to include members from the Planning Commission and the Futurist Committee.

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

September 3, 2020

East Goshen Township
Board of Supervisors
1580 Paoli Pike
West Chester, Pa. 19380

Re: Business Park and Industrial District Taskforce

Dear Board Members:

At their meeting on September 2, 2020 the Planning Commission voted unanimously in favor of the following motion:

Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors form a Taskforce to review and analyze the BP and I zoning districts. This Taskforce should include members from the futurist committee and the Planning Commission.

Sincerely,



Mark A. Gordon
Township Zoning Officer

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: 10/2/2020

To: Planning Commission

From: Mark Gordon, Zoning Officer 

Re: Zoning Table highlighting High Intensity Uses

Dear Commissioners,

Please see the attached zoning table outlining high intense uses for discussion on Wednesday evening.

EGT

Zoning District
R-1

ZONING TABLE

By Right Uses	Conditional Uses
Planned Residential Development (Hershey's Mill)	Fire station
to include:	Public tility facility
SFDD	Public utility building
SDD	
Townshouses	
Apartment dwellings (no more than 6 attached)	
Commercial: IAW C-2 District	
Life Care Development: IAW 240-31C(3)	
SFDD IAW R-2	
Group home	
Accessory structures	
Ag uses	

Zoning District
R-2

By Right Uses	Conditional Uses
SFDD	Single-family cluster development in accordance with § 240-28.
Ag uses	Fire station.
Group home	Township park.
	Place of worship or religious institution, excluding hospitals, sanitariums, penal or corrective institutions.
	Public or private primary or secondary school.
	Golf course.
	Riding academy.
	Publicly owned recreation.
	Public utility facility.
	Private recreation facility.
	Single-family open space development in accordance with § 240-36.
	Private primary school and church or place of worship.

Zoning District
R-3

By Right Uses	Conditional Uses
Single-family detached dwelling.	Fire station.
Semidetached dwelling.	Township park.
Group home	Place of worship or religious institution, excluding hospitals, sanitariums or penal or corrective institutions.
	Publicly owned recreation.
	Public or private primary or secondary school.
	Public utility facility.
	Private primary school and church or place of worship.

Zoning District
R-4

By Right Uses	Conditional Uses
Single-family detached dwelling.	Single-family cluster development in accordance with § 240-28.
Semidetached dwelling.	Publicly owned recreation.
Group home	Apartments in accordance with § 240-29.
	Place of worship or religious institution, excluding hospitals, sanitariums, penal or corrective institutions.
	Public utility facility.
	Mobile home park in accordance with § 205-64B of Chapter 205, Subdivision and Land Development.
	Nursing home or personal-care center.
	Life-care center.
	Fire station.
	Single-family open space development in accordance with § 240-36.
	Townhouses in accordance with § 240-30.
	Business and professional offices.

Zoning District
R-5

By Right Uses	Conditional Uses
Apartments in accordance with § 240-29.	Publicly owned recreation.
Townhouses in accordance with § 240-30.	Place of worship or religious institution, excluding hospitals, sanitariums, penal or corrective institutions.
Semidetached dwelling.	Nursing home, personal-care center or life care development.
Single-family detached dwelling.	Fire station
Group home	

**Zoning District
C-1**

By Right Uses	Conditional Uses
Automotive repair and service establishment and/or car wash.	Multiple principle use building
Retail establishment for sales of automotive parts, tires or other automotive accessories, but not including a junkyard.	Outdoor retail sale of Christmas trees and other seasonal items associated with holidays.
Personal service establishment.	Gasoline service station, which may include the sale of gasoline as an accessory use.
Retail establishment	Automobile sales.
1 Furniture and home furnishings.	Public utility facility.
2 Gift items	Place of worship.
3 Shoes, cosmetics and apparel	Fire or ambulance station.
4 Paint, wallpaper and interior decorating supplies.	Banks, savings and loan or other financial institutions.
5 General merchandise, such as is commonly found within department stores, five-and-ten variety stores and general merchandise discount stores.	Shopping center involving uses that are permitted by right or conditional uses in this C-1 District.
6 Musical instruments or household appliances.	Day-care center, child or adult, in accordance with § 240-31.
7 Legal drugs.	Medical laboratory for conducting or analyzing medical tests.
Establishment for sales, rental or leasing of new or used household goods or household appliances.	Kennels.
Governmental or business office or United States Postal Service facilities, but not including the sale of goods on-site.	
Professional office	
Standard restaurant (which may include catering service and/or occasional take-out service), fast-food restaurant and/or food stand, any of which may include drive-through service.	
Sales and service of office equipment	
Public library.	
Facility for mailing, reproduction, faxing, commercial art, photography and/or stenographic services.	
Outdoor retail sales of Christmas trees and seasonal flowers	
Outdoor retail sales of farm produce	
Contractor's establishment.	
Medical marijuana dispensary.	

Zoning District
C-2

By Right Uses	Conditional Uses
Personal service establishment	Outdoor retail sale of Christmas trees and other seasonal items associated with holidays.
Retail sales	Gasoline service station, which may include the sale of gasoline as an accessory use.
1 Furniture and home furnishings.	Public utility facility.
2 Gift items, newspapers, cameras, stationary, books, cigarettes, flowers, custom-made crafts, luggage and candy.	Shopping center, including uses listed as permitted by right or conditional uses in this C-2 District.
3 Shoes, cosmetics and apparel or apparel accessories.	Place of worship.
4 Hardware, paint, wallpaper and interior decorating supplies.	Fire or ambulance station.
5 Groceries and related items for common household use.	Day-care center, child or adult. (See § 240-31.)
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.	
Standard restaurant (which may include occasional take-out service) but not including drive-through service, a fast-food restaurant or a food stand.	
Professional offices, including offices of attorneys, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.	
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.	
Public library.	
Tennis and/or exercise club.	
Bank, savings and loan or other financial institution.	
Mailing, reproduction, faxing, commercial art, photography and/or stenographic services.	
Sale or service of office equipment, such as computers and photocopiers.	
[Added 10-29-2002 by Ord. No. 129-Q-02]	
Wireless communications facilities on Township-owned property	

**Zoning District
C-4**

By Right Uses	Conditional Uses
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 very closely similar in character: retail and/or self-service dry cleaning and laundry, tailor, barber shop, beauty salon, dressmaker and shoe repair.	Funeral home.
Retail sales of the following items and other items that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character, and without any sale of gasoline:	Shopping center with more than one commercial establishment, provided that only the uses in Subsection B shall be permitted.
1 Furniture and home furnishings.	Apartments in accordance with § 240-29.
2 Gift items, legal drugs, newspapers, cameras, stationery, books, cigarettes, flowers, custom-made crafts, luggage and candy.	Outdoor retail sale of Christmas trees and other seasonal items associated with holidays.
3 Shoes, cosmetics and apparel or apparel accessories.	Townhouses in accordance with § 240-30.
3 Hardware, paint, wallpaper, glass and interior decorating supplies.	Automotive (excluding vehicles in excess of 10,000 pounds gross vehicle weight) repair and service establishment.
4 Groceries and related items for common household use.	Automobile, truck and motorcycle sales.
5 Retail bakeries and other custom production of salads and similar foods.	Hotel or motel.
6 Household appliances.	Boardinghouse.
7 General merchandise such as is commonly found within department stores, five-and-ten variety stores and general merchandise discount stores.	Mobile/manufactured home park in accordance with § 205-64B of Chapter 205, Subdivision and Land Development.
8 Musical instruments.	Life-care center.
Standard restaurant (which may include occasional take-out service) or fast-food restaurant, but not including drive-through service and not including a food stand.	Nursing home or personal-care center.
Sales and service of office equipment, such as computers and photocopiers.	Public utility facility.
Health/exercise/tennis club, provided that facilities for all athletic activities shall be indoors.	Medical facility for patient care that is supplementary to normal hospital services, but not including a hospital.

**Zoning District
C-4 (Cont.)**

By Right Uses	Conditional Uses
Place of worship.	A building containing more than one commercial establishment, limited to uses listed as permitted by right or conditional uses in this C-4 District.
Public or private primary or secondary school.	Day-care center, adult or child, in accordance with § 240-31 for such use.
Civic, social and fraternal associations.	Junkyard.
Single-family detached dwelling.	Solid waste transfer facility.
Indoor recreation such as bowling alleys or indoor baseball practice.	Trucking company terminal.
Retail nurseries or lawn and garden supply store.	Truck repairs.
Banks, savings and loan or other financial institutions.	Hospital.
Facility for mailing, reproduction, faxing, commercial art, photography and/or stenographic services.	
Business office, provided that no goods are sold on site.	
Professional office, including offices of attorneys, doctors, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.	
A lawfully permitted dwelling unit used as a group home, in accordance with the requirements of § 240-38 for such use.	
Movie or performing arts theater, not including an adult use.	
Medical marijuana dispensary.	

Zoning District
C-5

By Right Uses	Conditional Uses
Business office, provided that no goods shall be sold on site. A building or lot containing more than one office establishment shall require conditional use approval.	Fire or ambulance station.
Professional offices, including offices of attorneys, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.	Public utility facility.
Government office, including a post office or other use serving the public which is operated by a municipality, county, state or federal government, by a school district or by a legally constituted municipal authority.	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 C-5 District shall be permitted.
Place of worship (including a church).	Medical laboratory for conducting or analyzing medical tests.
A lawfully permitted dwelling unit used as a group home, provided that the requirements of § 240-38 for such use are met.	Bank, savings and loan or other financial institution.
Public library.	Cyber charter school campus.

Zoning District
I-1

By Right Uses	Conditional Uses
Agricultural uses in accordance with § 240-34.	Multiple uses in a multiple use building with
Crop storage.	[Amended 6-7-2011 by Ord. No. 129-F-11]
Agricultural/business in accordance with § 240-34.	Wholesaling, warehousing and distribution, including self-storage and mini-warehouse developments, but not including the following:
Bank or savings and loan association.	(a) Truck terminal and/or the outdoor storage of trucks and trailers and/or material.
	Testing and repair of manufactured products, not including the storage or repair of such products outside of the building or automotive repair.
	Manufacture of products requiring light metal processing, including finishing, grading, polishing, heat treating and stamping.
	Packaging and bottling operations with no retail activity on the lot.
	Standard restaurant (which may include occasional take-out service), but not including drive-through service, fast-food restaurant or food stand.
	Conference center.
	Fire or ambulance station, excluding an outdoor training center involving the actual setting of fires.
	Public utility facility and public utility building.
	[Amended 3-17-2015 by Ord. No. 129-C-2015]
	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.
	Facility for scientific, industrial, agricultural or engineering testing purposes or for product development.
	Parking garage or deck.
	Storage shed as an accessory use.
	Facility for providing services, repairs and maintenance to office equipment.
	Indoor recreation, such as bowling alleys, indoor baseball practice or miniature golf.
	Publicly owned recreation.

Zoning District I-1 (cont.)	By Right Uses	Conditional Uses
		Golf course or private riding academy.
		Health/tennis/exercise club.
		Place of worship.
		Wireless communications facility and commercial radio or television tower/antennas, subject to § 240-31C(3)(h).
		Business, professional and governmental offices.
		Printing and publishing establishments.
		Research, engineering or testing laboratories, excluding all projects with the potential of creating an environmental or genetic hazard.
		Manufacture of jewelry, precision instruments, optical goods and similar products.
		Manufacture and assembly of any of the following:
		(a) Small electrical and electronic appliances, supplies and equipment.
		(b) Products from previously prepared nontoxic materials such as plastic, leather, glass, cellophane or textiles.
		Day-care center, child or adult, in accordance with § 240-31.
		Assembly of electronic equipment, such as computer hardware.
		United States Postal Service.
		Telephone central office.
		Parking in the front yard and impervious coverage expansion, subject to
		Mineral extraction
		Medical marijuana grower/processor.

Zoning District
I-2

By Right Uses	Conditional Uses
Agricultural uses	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.
Single-family detached dwellings pursuant to the R-2 District regulations of § 240-9 (other than single-family cluster developments, which are addressed in Subsection D).	Life care development pursuant to § 240-31.
A research, testing or experimental laboratory or facility for research or product development, or a research laboratory for scientific, industrial, agricultural or engineering purposes, but not including any project with the potential of creating an environmental or genetic hazard.	Publicly owned recreation, golf course or private riding academy.
Manufacturing when limited to pilot studies and prototype development for the production and testing of precision instruments, optical goods, pharmaceutical, health and personal care and similar products.	Medical facility for patient care supplementary to normal hospital services, but excluding hospitals.
Business, professional and/or governmental offices.	Single-family cluster developments within the regulations of the R-2 District and § 240-28.
Planned golf course development, subject to § 240-30.1.	Treatment center, within the requirements for such use in § 240-31.
Single-family detached dwellings in accordance with § 240-30.1C(2)(a),	Wireless communications facility and commercial radio or television tower/antennas, subject to § 240-31C(3)(h).
	Parking garage or deck.
	Storage shed.
	Manufacturing facility of jewelry, precision instruments, optical goods and similar products.
	Indoor recreation facility, such as bowling alleys, indoor baseball practice or miniature golf.
	Standard restaurant, not including fast-food restaurant, food stand or drive-through service.
	Helipad as an accessory use.
	Nursing home or personal care home.

Zoning District
I-2 Cont.

By Right Uses	Conditional Uses
	Place of worship.
	Adult use.
	Fire or ambulance station.
	Conference center.
	Exercise/health/tennis clubs.
	A lawfully permitted dwelling unit used as a group home, provided that the requirements for such use in § 240-38 are met.
	Day-care center, child or adult, in accordance with § 240-31.
	Assembly of electronic equipment, such as computer hardware.
	Public utility facility and public utility building.
	Treatment center.
	Single-family open space development in accordance with § 240-36.
	Mineral extraction
	Carriage homes
	Medical marijuana grower/processor.

Zoning District
BP

By Right Uses	Conditional Uses
Agricultural uses in accordance with § 240-34.	Multiple uses in a multiple-use building
Crop storage.	Wholesaling facility, warehousing and distribution, but with the following uses specifically being prohibited in the BP District:
Agricultural/business in accordance with § 240-34.	Truck terminal and/or outdoor overnight storage of trucks and trailers and/or material.
Assembly of electronic equipment, including computer hardware.	Self-storage developments and/or mini-warehousing.
Development of computer software packages and related marketing and training facilities.	Fire or ambulance station.
Facility for providing services, repairs and maintenance to office equipment.	Standard restaurant (which may include occasional take-out service), but not including drive-through service, food stand or fast-food restaurant.
Computer training facilities.	Manufacturing facility 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.
	Conference center.
	Wireless communications facility and commercial radio or television tower/antennas, subject to § 240-31C(3)(h).
	Health/exercise/tennis clubs.
	Manufacturing facility of jewelry, precision instruments, optical goods and similar products.
	Place of worship.
	Parking deck or garage.
	Public utility facility and public utility building.
	Storage shed.
	Banks, savings and loan or other financial institutions.
	Publicly owned recreational facilities.
	Golf course or private riding academy.
	Indoor recreation facility, such as bowling alleys, indoor baseball practice or miniature golf.
	Facility for manufacture and assembly of any of the following products:

Zoning District BP (Cont.)	By Right Uses	Conditional Uses
		1 Small electrical and electronic appliances, supplies and equipment.
		2 Products from previously prepared nontoxic materials such as plastics, leather, glass, cellophane or textiles.
		Business, professional and governmental offices.
		Printing and publishing establishments.
		Facility for scientific, industrial, agricultural or engineering testing purposes, excluding all projects with the potential of creating an environmental or genetic hazard.
		Testing or experimental laboratory for research or product dev.
		Parking in the front yard and impervious coverage expansion
		Mineral extraction
		Cyber charter school.
		Medical marijuana grower/processor.
		Business, professional and governmental offices.
		Printing and publishing establishments.
		Facility for scientific, industrial, agricultural or engineering testing purposes, excluding all projects with the potential of creating an environmental or genetic hazard.
		Testing or experimental laboratory for research or product dev.
		Parking in the front yard and impervious coverage expansion
		Mineral extraction
		Cyber charter school.
		Medical marijuana grower/processor.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199



August 27, 2020

Dear Property Owner:

The purpose of this letter is to inform you that the **Zoning Hearing Board will conduct an in person public hearing on Wednesday September 30, 2020 at 7:00 P.M.**, at the East Goshen Township Building, 1580 Paoli Pike, West Chester, Pennsylvania 19380. In order to social distance due to COVID -19, the hearing will have to be held in the Public Works Garage.

The East Goshen Township Zoning Hearing Board will conduct a public hearing pursuant to the December 10, 2019 Order of the Honorable Mark L. Tunnell, which remanded the appeal of the Malvern Institute before the Court of Common Pleas of Chester County, Pennsylvania, No. 2019-03106-ZB to the Zoning Hearing Board of East Goshen Township for a hearing, findings and issuance of a decision consistent with the Judge's "Decision Sur Appeal". This decision is available for review on the Township website.

The Court's decision was not clear as to whether the original 2-story building addition, or the optional one story building addition should be approved. **At their public meeting on Tuesday, September 15, 2020, at 7:00 P.M., the Board of Supervisors will discuss this matter, take a position, and forward a recommendation to the Zoning Hearing Board. This meeting will be held virtually via ZOOM video Conf. Call, directions to participate are posted on the homepage of the Township website, www.eastgoshen.org, in the Featured News section.**

If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceedings, he or she should contact Township staff at (610) 692-7171, to discuss how those needs may be accommodated.

All meetings and hearings are open to the public. Please give me a call at 610-692-7171 or e-mail me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,


Mark Gordon
Township Zoning Officer

Cc: All ABC's
Brian Nagle, Esq. (VIA EMAIL ONLY)
Mark Thompson, Esq. (VIA EMAIL ONLY)
Kristin Camp, Esq., Solicitor, East Goshen Township (VIA EMAIL ONLY)
John Nagel, Manager, East Whiteland Township (VIA EMAIL ONLY)
Sally Slook, Manager, Willistown Township (VIA EMAIL ONLY)