

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, June 2, 2021
VIA Telephone / Zoom Video Conference
7:00 PM**

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

- Participants must call in by 6:55 pm and identify themselves with full name and address for the record.
- The public will remain 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. May 5, 2021**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances**
 - 1. Jeffery S. & Michelle A. Glosson / 14 Reservoir Rd. / Zoning Variance Request**
- H. Ordinance Amendments
- I. Old Business
 - 1. Paoli Pike Commercial District / (TC - Town Center)
 - 2. Electric Vehicle Charging Stations with and without signage / advertising
- 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

June 2, 2021 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
14 Reservoir Rd. / Glossen	V	Sk	5/25/2021	5/25/2021	NA	NA	5/27/2021		6/2/2021	7/6/2021	7/15/2021	7/23/2021	

Bold = New Application or PC action required

Completed in 2021

ESKE Development LLC	V	S	4/20/2021	4/20/2021	4/27/2021	NA	4/27/2021		5/5/2021	5/11/2021	5/26/2021	6/18/2021	
Albert and Lynn Greto	V	S	4/26/2021	4/26/2021	NA	NA	4/29/2021		5/5/2021	6/1/2021	6/8/2021	6/25/2021	
1365 Enterprise Drive	V	Sk	4/1/2021	4/1/2021	NA	NA	4/1/2021		5/5/2021	5/18/2021	TBD	5/31/2021	
198 Oneida Ln	V	Sk	1/26/2021	1/27/2021	NA	NA	1/28/2021		2/3/2021	1/16/2021	2/25/2021	3/26/2021	
Pipeline HMS / Consultation Zone Ord.	ZO / SALDO	DRAFT	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Completed in 2020

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	
Solar Ordinance Amendment	ZO	Sk	10/30/2020	NA	NA	NA	NA		NA	NA	12/1/2020	NA	NA
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	

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
May 5, 2021

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday May 5, 2021. 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

Marty Shane, Township Supervisor

Bill Wegemann, Vice Chair, East Goshen Pipeline Task Force

Joseph Russella

John Jaros

Albert Greco

Mary Ann Lipton

Sue Davis

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

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. The tracking log was checked and no need for a workshop meeting.
4. The minutes of the April 7, 2021 meeting were approved.
5. Mark Gordon explained the procedure for public comments.

CONDITIONAL USES AND VARIANCES

1. ESKE Development LLC/1302 Wilson Dr/Zoning Variance Request

Joseph Russella and John Jaros represented the applicant. Mark Gordon explained that ESKE Development built a commercial day care, the Ducklings Learning Center, in 2019. At close out an error was discovered. The surveyor misinterpreted the plans resulting in a 3.5 foot error in the placement of the building foundation. The rear yard setback in the I-1 District is 100 feet. A 3.5 foot variance will continue to provide a rear yard setback of 96.5 feet.

1 John Jaros commented that this property is in I-1 light industrial and they are seeking relief from §240-19
2 G. They are asking for a 3.5 foot variance from the 100 foot rear yard setback. No adjoining properties
3 are negatively impacted.

4 Joe Russella commented that allowable coverage is 30%. The total imperious coverage is 27.79%. The
5 sidewalks were reconfigured.

6 Dan commented that they could adjust the lot line with an adjoining owner. John Jaros commented that
7 this is not an option because of the expense.

8 Ernest asked if there was any public comment. There was none.

9 Dan made a motion that the Planning Commission recommend that the Board of Supervisors “Take no
10 Position” on the ESKE Development, LLC dimensional variance application for their property at 1302
11 Wilson Dr. John Stipe seconded the motion. The motion passed unanimously.

13 2. Albert & Lynn Greto/331 Springhouse Ln./Zoning Variance Request.

14 Albert Greto was present. Mark Gordon explained that the property is 3 acres in the R2 District in
15 Wyllpen Farm. There is a pool with a fence around it.

16 Mr. Greto mentioned that they moved here in 2016. The pool needed immediate attention and the fence
17 was falling down. He referred to Exhibit A, Fig. 1 an aerial view of the property. He pointed out the area
18 where there was a stockade fence. He replaced it with brick columns and panels of locust wood which
19 run through the columns. He mentioned the difference in height because of the slopes in the ground. He
20 is in the process of installing a fence around his entire property. There are two gates, one on Springhouse
21 Ln. and one on Strasburg Rd. The Springhouse gate is part of the fence around the pool. There are trees
22 along the Springhouse/Strasburg intersection which will be removed. He feels this will improve the
23 sightline along Strasburg Rd.

24 Dan recommended that Mr. Greto make his presentation less confusing before presenting to the BOS and
25 ZHB. He asked what is in the fig. 24 picture. Mr. Greto responded it was taken from the edge of the
26 driveway across the street. Dan asked if the property has been surveyed. Mr. Greto answered that it was
27 surveyed by Yerkes several times. He described the process of making the pillars and securing the
28 panels. He explained what would be involved if he doesn't get the variance.

29 Ed asked if the panels are standard size. Mr. Greto made everything himself according to what is sold in
30 the stores.

31 Public Comment: Mary Ann Lipton, 1680 E. Strasburg Rd. – She asked for clarification on the type of
32 fence he will use along Strasburg. Mr. Greto answered 4 foot powder covered black aluminum. It looks
33 like wrought iron fence. The back of the property will be post and rail fence.

34 Mark Gordon commented that Mr. Greto may need a variance from the type of fence because pillars are
35 not allowed with split rail or picket style fence. For the sight distance, clear back 10 feet from the road.

36 Mark will meet with him to look at this intersection. Also, Mark agreed with Dan to make the
37 presentation clearer. Permits for fences are not required except around pools.

38 John Stipe moved that the Planning Commission recommend that the Board of Supervisors “Take no
39 Position” on the Greto's dimensional variance application for their property at 331 Springhouse Ln. Mark
40 Levy seconded the motion. The motion passed unanimously.

43 OLD BUSINESS

44 1. Electric Vehicle Charging Stations with and without signage/advertising

45 Mark reported that he took pictures of and measured the advertisement display panels on the two Volta
46 Electric Vehicle Charging stations recently installed at the Westtown Giant supermarket on West Chester
47 Pike. The dimensions of each panel are 27” x 47”. The display panels are on both sides of the station.
48 The ad changes about every 10 minutes. He feels this is an LED Sign as outlined in our ordinance. He
49 suggests amending the sign ordinance to permit these signs in commercial shopping centers.

50 Discussion included no audio with the display panels, number allowed in a parking lot, lights should dim
51 after 10:00 p.m. Mark mentioned that the challenge is that all spaces closest to the doors are
52 handicapped. John spoke about the end cap along the main aisle and will it impede the sightline. Ed has
53 seen these before and they seem to be angled probably for this reason.

1 Ernest feels there are devices in the stations that will shut it down automatically in an emergency. He has
2 concerns about different vendors and what their stations may look like. He wants to see if there are State
3 and/or Federal guidelines for this.
4

5
6 **LIASION REPORTS**

7 None
8

9 **ADJOURNMENT**

10 There being no further business, John Stipe made a motion to adjourn the meeting. Mike Pagnanelli
11 seconded the motion. The meeting was adjourned at 8:35 pm. The next regular meeting will be held on
12 Wednesday, June 2, 2021 at 7:00 pm.
13

14
15 Respectfully submitted,
16

17
18
19
20 *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: 5/27/2021
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *MG*
Re: Zoning Variance Application
14 Reservoir Rd / Jeffrey and Michelle Glosson

Planning Commission Members,

The Township has received a sketch plan submission for your review and comment for 14 Reservoir Rd. The owners, Jeffrey and Michelle Glosson, propose a 2 lot subdivision of their property. The applicant presented a Sketch Plan to the Commission, very similar to this one, in 2017 seeking your thought and input on a variance request. The applicant has incorporated the commission's comments into their application.

The property is a conforming lot in the R-3 Zoning District. The existing property has an area of approximately 2 acres and has an existing single family home. The sketch plan proposes to create one new ~.62 acre (27,521 s.f.) flag lot for a new residential single family use, and maintain the existing house on a ~1.08 acre (47,146 s.f.) lot.

The minimum lot size requirement in the R-3 zoning district for single family homes is 18,000 s.f. As shown, the plan will need a zoning variance for the width of the flagpole portion of the Flag Lot. The applicant is specifically requesting relief from §240-23.B(2)(b)[2][e] of the zoning ordinance:

[e] The pole portion of the flag lot shall maintain an absolute minimum lot width of 40 feet for its full length.

The plan proposes a 24' pole portion of the flag lot. The zoning ordinance requires that the pole portion of a flag lot have a minimum width of 40 feet. (§240-23B.(2))

As you know, zoning relief can be granted by the zoning hearing board for dimensional relief so long as the board finds that the applicant can meet the following standards:

§240-58B

Standards for a variance. The Zoning Hearing Board may grant a variance, provided that all of the following findings, where relevant, are made in a given case.

(1) That there are unique physical circumstances or conditions (including irregularity, narrowness or shallowness of lot size or shape or exceptional topographical or other physical conditions peculiar to the particular property) and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of this chapter in the neighborhood or district in which the property is located.

(2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this chapter and a variance is therefore necessary to enable the reasonable use of the property.

(3) That such unnecessary hardship has not been created by the appellant.

(4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially nor permanently impair the appropriate use or development of adjacent property nor be detrimental to the public welfare.

(5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

C. Additional conditions and safeguards. In granting any variance, the Zoning Hearing Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this chapter and the Pennsylvania Municipalities Planning Code, as amended.

STAFF COMMENTS

There are a number of Flag Lots on this section of Reservoir Rd. Both adjoining properties to 14 reservoir Rd. have flag lots that received zoning relief from the required 40 foot flag pole width requirement of the ordinance. This is a very common request when flag lots are proposed. The plan shows a 16' side yard setback along the driveway side of lot 2. This appears to be an error and I have asked the applicant to address this with a plan revision or amend the application to include this relief.

Staff sees no planning purpose for the commission to oppose this application since it will not alter the essential character of the neighborhood since there are several flag lots along Reservoir Rd with similar flag pole configurations. The relief sought by the applicant appears to be the minimum variance that will afford relief and will represent the least modification possible of the regulation. The

Staff has no objection to the commission taking action on this application at this time.

DRAFT MOTION

Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors support this dimensional variance application because the relief, if granted, will not alter the essential character of the neighborhood, or substantially impair the appropriate use or development of adjacent property or be detrimental to the public welfare.

Jeffrey S. & Michelle A. Glosson
14 Reservoir Road
West Chester, PA 19380
May 24, 2020

East Goshen Township
Board of Supervisors/ Planning Commission
1580 Paoli Pike
West Chester, PA 19380

Dear Members of the Board:

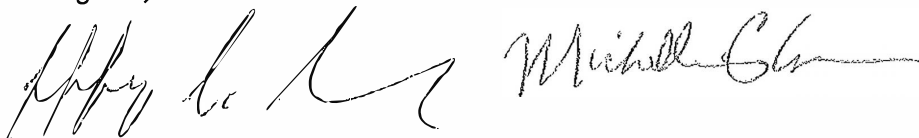
We are writing to you regarding a proposed property subdivision at 14 Reservoir Road, West Chester, PA 19380. The purpose of this letter is to provide a bullet point narrative of the subdivision plan, as well as a "feasibility sketch plan" illustrating the proposed subdivision.

- Existing single-family residential property, on 2 acres is to be subdivided into 2 lots.
- The existing home and structures on "Lot 2" of the sketch plan will remain and the lot will be reduced to approximately 1.2 acres (48,560 square feet), while maintaining the township bulk zoning requirements.
- "Lot 1" of the sketch plan will be the new subdivided lot, with access leg, to be utilized for building a new single-family residence proposed to be roughly 2500-3000 square feet. Lot 1 will be approximately 0.8 acres (34,460 square feet).
- After a survey of the existing property was completed by Yerkes Associates, Inc., it was determined that the access leg to the new lot (Lot 1) will need to be 24' in width, to maintain required setbacks and bulk zoning requirements without disturbing existing property structures. This access leg will require an approved variance, as the current zoning dictates an access leg of 40' in width.
- A portion of the existing driveway (the "turnaround/parking" area) will be removed from the new access leg to allow for passage of the proposed driveway.

If you have any questions, please contact us at jsglosson@gmail.com or by phone at 484-364-6167.

We greatly appreciate your time and consideration of our proposed subdivision plan.

Best Regards,



Jeffrey S. & Michelle A. Glosson

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: Jeffrey S. & Michelle A. Glosson
Applicant Address: 14 Reservoir Road
West Chester, PA 19380
Telephone Number: 484-364-6167 Fax Number: N/A
Email Address: jsglosson@gmail.com
Property Address: 14 Reservoir Road
West Chester, PA 19380
Tax Parcel Number: 53-6-80 Zoning District: R-3 Acreage: 2

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 - 23.B.2.b.2.e. The pole portion of the flag lot shall maintain an absolute minimum lot width of 40' for its full length.

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

Requesting a reduced minimum width to 24' for pole portion of lot; 16' of relief.

Future use "access leg" for driveway to rear residential lot.

Description of the Hardship:

Inaccessibility to rear lot that meets bulk zoning requirement for subdividing.

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.

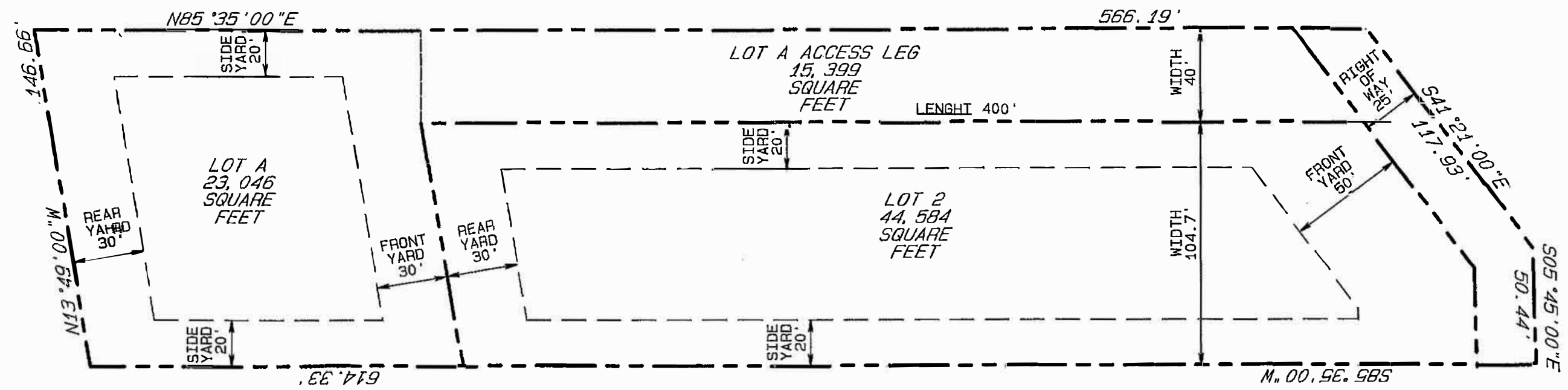
Signature of Applicant

Date

Jeffrey S. Glosson 5/24/21
Michelle A. Glosson 5/24/21

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

1. THIS IS THE SAME PREMISES DESCRIBED IN RECORD BOOK 9154 PAGE 952.
2. THIS PREMISES HAS IMPROVEMENTS THAT HAVE NOT BEEN LOCATED.



BULK ZONING: SINGLE FAMILY DETACHED

DISTRICT	R-3 RESIDENTIAL
MIN. LOT AREA	18,000 SQUARE FEET
MIN. LOT WIDTH	100 FEET AT BUILDING LINE 50 FEET AT STREET
MIN FRONT YARD	40 FEET FLAG LOT - SECTION 240-23.B. (2) (b) [e] 30 FEET AND 40 FEET AVERAGE
MIN. SIDE YARD	20 FEET
MIN. REAR YARD	30 FEET

SEE ZONING CODE SECTION 240-10. FOR ADDITIONAL BULK REGULATIONS

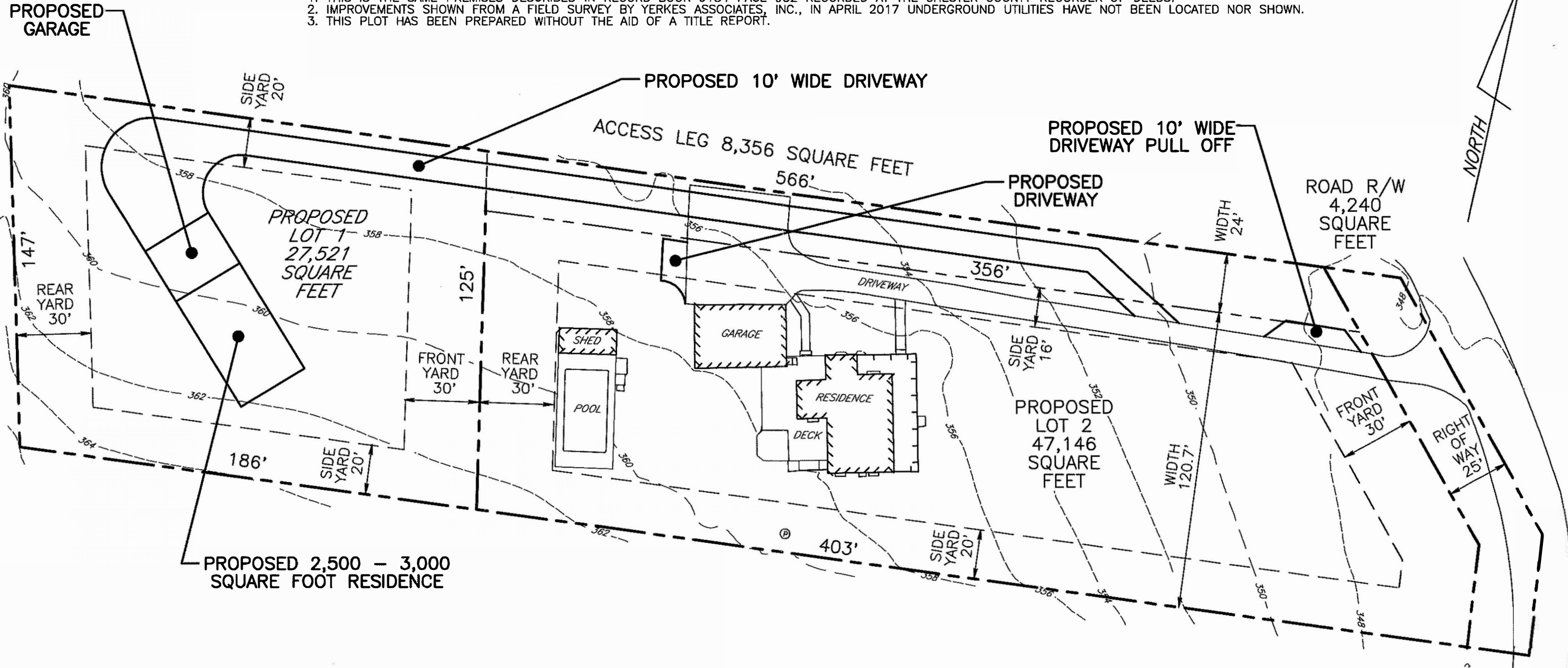
BULK ZONING EXHIBIT
 PREPARED FOR
 JEFF GLOSSON
 14 RESERVOIR ROAD
 EAST GOSHEN TOWNSHIP
 CHESTER COUNTY
 PENNSYLVANIA

DATE: APRIL 1, 2016 / SCALE: 1" = 50'

YERKES ASSOCIATES, INC.,
 ENGINEERS AND LAND SURVEYORS
 WEST CHESTER, PENNSYLVANIA
 610-644-4254

NOTES:

1. THIS IS THE SAME PREMISES DESCRIBED IN RECORD BOOK 9154 PAGE 952 RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS.
2. IMPROVEMENTS SHOWN FROM A FIELD SURVEY BY YERKES ASSOCIATES, INC., IN APRIL 2017 UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED NOR SHOWN.
3. THIS PLOT HAS BEEN PREPARED WITHOUT THE AID OF A TITLE REPORT.



BULK ZONING:

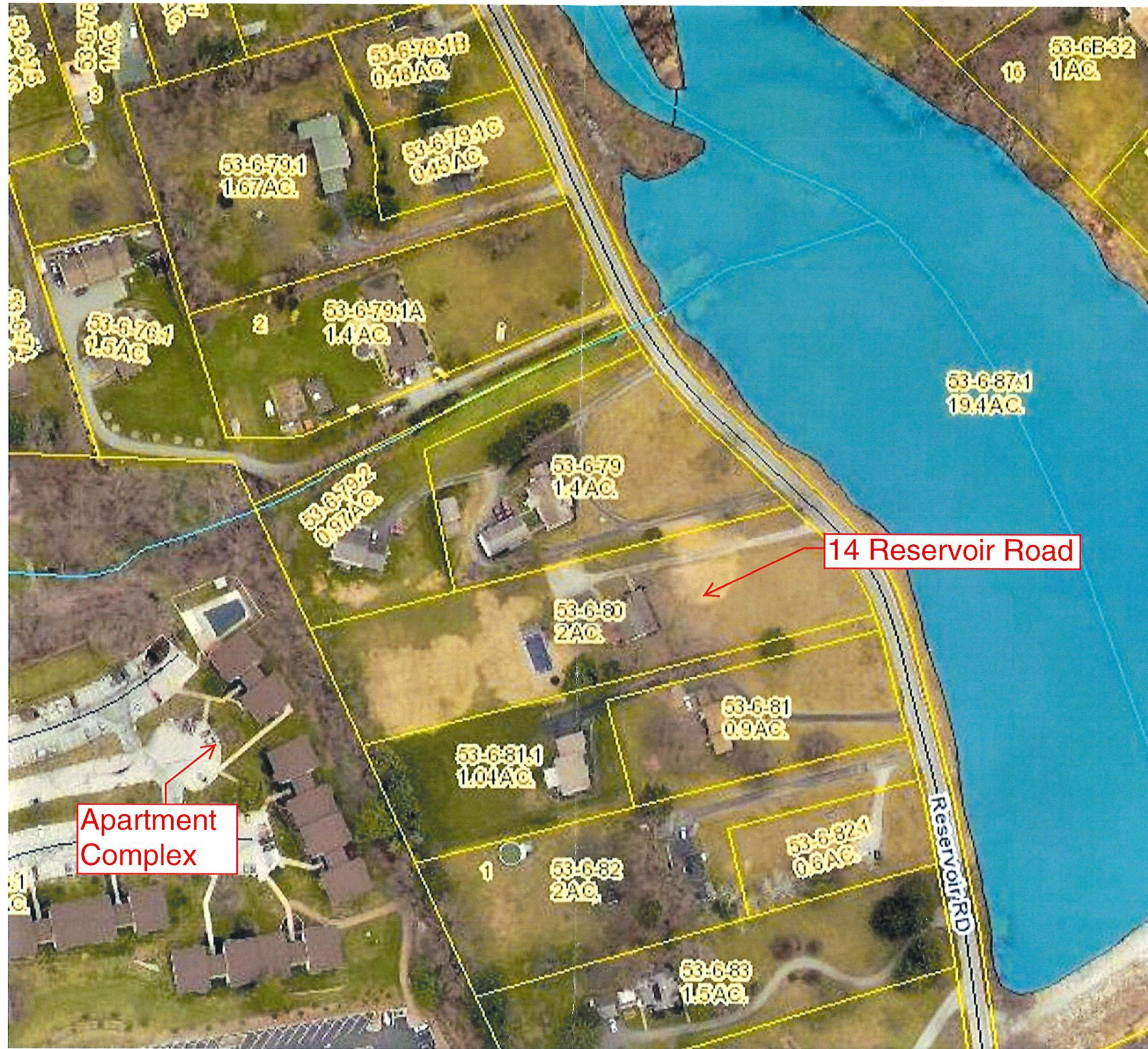
DISTRICT	R-3 MEDIUM DENSITY RESIDENTIAL
MIN. LOT AREA	18,000 SQUARE FEET
MIN. LOT WIDTH	100 FEET @ BUILDING SETBACK, 50 FEET @ STREET
MIN. FRONT YARD	30 FEET
MIN. SIDE YARD	20 FEET
MIN. REAR YARD	30 FEET
MAX. BUILDING COVERAGE	25 PERCENT
MAX. LOT COVERAGE	35 PERCENT

2 LOT SUBDIVISION SKETCH PLAN
 14 RESERVOIR ROAD
 PREPARED FOR JEFF GLOSSON
 EAST GOSHEN TOWNSHIP
 CHESTER COUNTY
 PENNSYLVANIA

DATE: MARCH 5, 2018 / SCALE: 1" = 40'

YERKES ASSOCIATES, INC.,
 ENGINEERS AND LAND SURVEYORS
 WEST CHESTER, PENNSYLVANIA
 610-644-4254





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

FYI

May 27, 2021

Dear Property Owner:

The purpose of this letter is to inform you that East Goshen Township has received a Zoning Hearing Board Application for 14 Reservoir Rd., West Chester PA 19380. The property owners, Jeffery and Michelle Glosson (Applicant), are seeking dimensional relief from the Township Zoning ordinance regulating "Flag Lots".

The applicant proposes to subdivide the property and create a Flag Lot and to develop that lot with a new single family home. In order to do that, the applicant needs a variance from the Township Zoning Ordinance.

The applicant is specifically seeking relief from §240-23.B(2)(b)[2][e], which requires a minimum width of 40 feet for the "Flag Pole" portion of the flag lot. The applicant is requesting a flag pole width of 24 feet; 16 feet of relief from the requirement. The proposed flag lot meets all other zoning requirements.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified when Zoning Hearing Board applications are received.

All property owners within 1000 feet of the property are notified of these types of applications. **The scheduled public meetings for review and potential approval of this application are as follows, AND ARE SUBJECT TO CHANGE WITHOUT ADDITIONAL WRITTEN NOTICE:**

June 2, 2021 - Planning Commission meeting (7:00 pm, virtually via ZOOM)

July 6, 2021 - Board of Supervisors meeting (7:00 pm, virtually via ZOOM)

July 15, 2021 - Zoning Hearing Board hearing (7:00 pm, in-person at the TWP Building)

The ZOOM meeting information for the June 2nd and July 7th meetings will available on the Township website prior to those meeting dates, go to www.eastgoshen.org to find that information. **The application materials are available at the Township building for review during normal business hours.** Call the Township if you have questions on how to observe or participate in the meetings and or the hearing.

Sincerely,



Mark A. Gordon
Township Zoning Officer