

**EAST GOSHEN TOWNSHIP
BUSINESS PARK TASK FORCE**

Meeting Agenda

Monday, June 7, 2021

7:00 PM

VIA Telephone / ZOOM Video Conference

Dial In Number: (929) 205 6099

Access Code: 870 6900 2380 # #

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

- Participants are asked to call in by 6:55 pm.
- The public will be muted during the meeting when the Task Force is conducting business.
- The Chairman will ask for any public comment on agenda items. Audience members who wish to make comments, may do so, one person at time. Participants making public comments must unmute themselves when called on and state their name and address for the record.

A. Call to Order / Pledge of Allegiance / Moment of Silence

B. Approval of Minutes – May 3, 2021

C. Old Business

1. BP & I-1 Consolidation

D. Survey Interview Update

E. Any Other Matter

1. The next meeting is scheduled for Monday, July 19, 2021, due to the July 4th holiday.

Discuss if to be conducted virtually or in person.

F. Liaison Reports - Mike Lynch / Michele Truitt

G. Public Comment

H. Adjournment

Bold Items indicate information to review or discuss.

DRAFT
EAST GOSHEN BUSINESS PARK TASK FORCE
MEETING MINUTES
May 3, 2021

The East Goshen Township Business Park Task Force held their regular meeting on Monday May 3, 2021 at 7:00 pm. Due to restrictions caused by the COVID-19 virus, the meeting was held via electronic conferencing Zoom. Members in attendance are indicated in bold:

Jeff O'Donnell, Chairman
John Stipe, Vice Chairman
Ed Decker
John Hertzog
Mike Koza
Mike Lynch
Brian Sweet

Others in attendance:
Mark Gordon, Township Zoning Officer
Gordon Davis, Resident

Call to Order & Pledge of Allegiance

Jeff called the meeting to order at 7:00 pm and led those present in the Pledge of Allegiance. There was a moment of silence to remember our frontline health care workers.

Approval of Minutes

The minutes of the April 5, 2021 meeting were approved.

BP and I1 zoning

Possible consolidation of the two districts was discussed. Mark reviewed some of the uses in the two districts. Will there be a benefit to consolidating them? There are not many new business parks being built today. Things to consider are parking, electric charging stations, landscaping, size of the lot, etc. Jeff feels these are some things to be discussed during an interview. Brian brought up agriculture which is a use and asked if the taxes generated are the same as an industrial use. Mark commented that the big difference is the number of employees.

Jeff asked Mark to provide a chart showing the uses in the districts. John pointed out that there are different setbacks in the districts. Jeff commented that the goal is to get the real needs from the existing companies.

Interviews Update

Jeff reported that he and Mike Lynch interviewed with CTDI. It was very inciteful. It was a booming business through COVID. They are looking to get their employees back safely. Mike Lynch reported that CTDI was a good interview. Keith Montone is also a member of the Chester County Economic Development Council so he has knowledge of what is happening in the County. Mike got a response from the Charter School. They returned the survey but don't seem to want an interview. He sent second requests to 3 other companies asking for the survey if they can't do an interview. Even those who say no at this time still know that East Goshen is thinking of them.

1 He sent a draft template for the report to Mark and Jeff. He feels the interviews should be done by
2 the end of May. He thinks the completed surveys should be sent to Mark.
3 Mark commented that he has a survey from ACERO who purchased the Hicks property, next to
4 ACERO, from Hankin. ACERO also signed the easements for the Paoli Pike Trail to go across his
5 property. This is segment B. Mark assured everyone that this project can be extended if necessary.
6 John commented that with CTDI and ACERO expanding this is very good news.
7 Jeff commented that surveys should be sent to Mark and they can review everything at the June
8 meeting.

9

10 **Public Comments**

11 None

12

13 **Liaison Reports**

14 **Board of Supervisors** – Mike Lynch reported that they will make the official announcement of the
15 new Township Manager at tomorrow’s meeting. They have selected Derek Davis, Asst. Mgr. at West
16 Goshen.

17

18 **Adjournment**

19 There being no further business John Stipe moved to adjourn the meeting. Mike Lynch seconded the
20 motion. The motion passed unanimously. The meeting was adjourned at 7:55 pm. The next meeting
21 will be held on Monday, June 7, 2021 at 7:00 pm.

22

23 Respectfully submitted

24

25

26 Ruth Kiefer, Recording Secretary

Memorandum

East Goshen Township
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West Chester, PA 19380

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Date: 6/3/2021

To: Business Park Taskforce

From: Mark Gordon, Township Zoning Officer *mlg*

Re: BP & I-1 Consolidation

Dear Task Force Members,

To continue the conversation and your analysis of the BP and I-1 Zoning districts I have provided a side-by-side comparison of the BP and I-1 Districts for your review. You will see that the uses are very similar in these two districts.

Questions to ask while reviewing the ordinances are:

1. What is the Goal or Vision for the BP and I -1 District?
2. Are some of the permitted uses in these districts dated?
3. What Business / Light Industrial uses are missing?
4. Should the BP and I-1 be consolidated?
5. What benefits could the twp. realize by consolidating these two districts?
6. What challenges could a consolidation pose?
7. Should a professional consultant be retained to review the ordinances?
8. Should the Twp. consider engaging a few commercial developers to review the ordinances and tour the districts?
9. What feedback are you receiving from the BP and I-1 business leadership?

C-2 / C-5 Zoning District Comparison

BP - Business Park	I-1 Light Industrial	I and BP - Industrial and BusinessPark
BY RIGHT USES	BY RIGHT USES	BY RIGHT USES TO CONSIDER
Agricultural uses in accordance with § 240-34.	Agricultural uses in accordance with § 240-34.	
Crop storage.	Crop storage.	
Agricultural/business in accordance with § 240-34.	Agricultural/business in accordance with § 240-34.	
Assembly of electronic equipment, including computer hardware.	Bank or savings and loan association.	
Development of computer software packages and related marketing and training facilities.	Forestry in accordance with the standards of § 240-34.1.	
Facility for providing services, repairs and maintenance to office equipment.		
Computer training facilities.		
Forestry in accordance with the standards of § 240-34.1.		
CONDITIONAL USES	CONDITIONAL USES	CONDITIONAL USES TO CONSIDER
(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).	(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).	
(2) Wholesaling facility, warehousing and distribution, but with the following uses specifically being prohibited in the BP District:	(2) Wholesaling, warehousing and distribution, including self-storage and mini-warehouse developments, but not including the following:	
(a) Truck terminal and/or outdoor overnight storage of trucks and trailers and/or material.	(a) Truck terminal and/or the outdoor storage of trucks and trailers and/or material.	
(b) Self-storage developments and/or mini-warehousing.	(3) Testing and repair of manufactured products, not including the storage or repair of such products outside of the building or automotive repair.	
(3) Fire or ambulance station.	(4) Manufacture of products requiring light metal processing, including finishing, grading, polishing, heat treating and stamping.	
(4) Standard restaurant (which may include occasional take-out service), but not including drive-through service, food stand or fast-food restaurant.	(5) Packaging and bottling operations with no retail activity on the lot.	
(5) 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.	(6) Standard restaurant (which may include occasional take-out service), but not including drive-through service, fast-food restaurant or food stand.	
(6) Conference center.	(7) Conference center.	
(7) Wireless communications facility and commercial radio or television tower/antennas, subject to § 240-31C(3)(h).	(8) Fire or ambulance station, excluding an outdoor training center involving the actual setting of fires.	
(8) Health/exercise/tennis clubs.	(9) Public utility facility and public utility building.	
(9) Manufacturing facility of jewelry, precision instruments, optical goods and similar products.	(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.	
(10) Place of worship.	(11) Facility for scientific, industrial, agricultural or engineering testing purposes or for product development.	
(11) Parking deck or garage.	(12) Parking garage or deck.	
(12) Public utility facility and public utility building.	(13) Storage shed as an accessory use.	
(13) Storage shed.	(14) Facility for providing services, repairs and maintenance to office equipment.	
(14) Banks, savings and loan or other financial institutions.	(15) Indoor recreation, such as bowling alleys, indoor baseball practice or miniature golf.	
(15) Publicly owned recreational facilities.	(16) Publicly owned recreation.	
(16) Golf course or private riding academy.	(17) Golf course or private riding academy.	
(17) Indoor recreation facility, such as bowling alleys, indoor baseball practice or miniature golf.	(18) Health/tennis/exercise club.	
(18) Facility for manufacture and assembly of any of the following products:	(19) Place of worship.	
(a) Small electrical and electronic appliances, supplies and equipment.	(20) Wireless communications facility and commercial radio or television tower/antennas, subject to § 240-31C(3)(h).	
(b) Products from previously prepared nontoxic materials such as plastics, leather, glass, cellophane or textiles.	(21) Business, professional and governmental offices.	
(19) Business, professional and governmental offices.	(22) Printing and publishing establishments.	
(20) Printing and publishing establishments.	(23) Research, engineering or testing laboratories, excluding all projects with the potential of creating an environmental or genetic hazard.	
(21) Facility for scientific, industrial, agricultural or engineering testing purposes, excluding all projects with the potential of creating an environmental or genetic hazard.	(24) Manufacture of jewelry, precision instruments, optical goods and similar products.	
(22) Testing or experimental laboratory for research or product development.	(25) Manufacture and assembly of any of the following:	
(23) Parking in the front yard and impervious coverage expansion, subject to § 240-31C(3)(qq).	(a) Small electrical and electronic appliances, supplies and equipment.	
(24) Mineral extraction in accordance with the standards in § 240-31C(3)(uu).	(b) Products from previously prepared nontoxic materials such as plastic, leather, glass, cellophane or textiles.	
(25) Cyber charter school.	(26) Day-care center, child or adult, in accordance with § 240-31.	
(26) Medical marijuana grower/processor.	(27) Assembly of electronic equipment, such as computer hardware.	
	(28) United States Postal Service.	
	(29) Telephone central office.	
	(30) Parking in the front yard and impervious coverage expansion, subject to § 240-31C(3)(qq).	
	(31) Mineral extraction in accordance with the standards in § 240-31C(3)(uu).	
	(32) Medical marijuana grower/processor.	
Same Use		
Similar Use		