

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, February 1, 2023
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting.
- C. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
 - 1. January 4, 2023**
- F. Subdivision and Land Development Applications
 - 1. 301 Reservoir Road Residential Subdivision- No Action Required.**
 - a. The applicant has no new information currently.
 - 2. 14 Reservoir Road Residential Subdivision – No Action Required.**
 - a. Applicant will not be attending meeting as they are currently working on review letters and a concern with the County 247 Planning Module. See attached email.
- G. Conditional Uses and Variances
 - 1. Miller Property Residential Subdivision (No Action – Waiting for CU Decision)**
 - a. The Conditional Use Hearing before the Board of Supervisors was held on January 17, 2023, we are now waiting for the decision of the Board of Supervisors.
 - 2. 905 Airport Road – CU Amendment to add manufacturing use.**
 - a. Conditional Use amendment to add manufacturing for new tenant. Planning Commission must review and provide decision to Board of Supervisors.
- H. Zoning Hearing Board Variances
 - 1. 1722 Towne Drive – Zoning Variance for swimming pool project.**
- I. Ordinance Amendments
 - 1. Zoning Ordinance amendment proposed by counsel for Applebrook Golf Club.**
 - a. Counsel for Applebrook proposed a Zoning Ordinance change to section 240-30.1.C (1) of the Code of Ordinance, titled “Planned Golf Course Development”. See attached.
- J. Old Business
 - 1. Applebrook Golf Club Turf Maintenance Area – (Review Ord. Amendment)**
 - a. Counsel for Applebrook proposed a Zoning Ordinance change to section 240-30.1.C (1) of the Code of Ordinance, titled “Planned Golf Course Development”. See attached.
 - b. Attached is the sealed and signed pipeline study.
 - c. A letter to grant a continuance of the time limit was granted until February 28, 2023. The letter was dated 12,21,2022 and is attached.
 - 2. The Malvern Institute – Update – No Action Required**
- K. New Business
 - 1. Discuss the possibility of changing the Planning Commission meeting night.**
- L. Liaison Reports
- M. Correspondence
- N. Announcements
- O. Next Meeting – **March 1, 2023, at 7pm.**

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

July 6, 2022 PC Meeting

Application Name	Application (CU, LD, ZO, SD, SE, C)	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
Paoli Pike Trail ALT Route	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Bold = New Application or PC action required

905 Airport Road	CU	Amend	1/24/2023	1/24/2023	NA	NA							
301 Reservoir Road	SD	Sk	11/17/2022	11/17/2022									
14 Reservoir Road	SD	P	9/28/2022	9/28/2022	10-12-2021	10/19/2022						1/3/2023	
1010 Hershey Mill Road, Miller	CU	S	8/30/2022	8/30/2022	8/2/2022	NA							
Applebrook Golf Club	LD	P	7/27/2022	7/27/2022	8/17/2022	8/29/2022						11/9/2022	

Completed in 2022

The Malvern Institute	LD	P	6/28/2021	7/1/2021	6/30/2021	6/29/2021	8/13/2021	(5) 7/31/2022	2/2/2022	2/15/2022	NA	2/28/2022	PC Made rec to BOS for Prelim. App on June 1
14 Broad St.	V	P	3/28/2022	3/28/2022	NA	NA	3/30/2022		5/4/2022	5/6/2022	5/19/2022	5/27/2021	P
EWT 537 Special Study	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	A
Applebrook Golf Club	LD	P	7/27/2022	7/27/2022	8/17/2022	8/29/2022						11/9/2022	

Completed in 2021

Small Wireless Facilities	ZO	F	NA	NA	NA	NA	NA	NA	NA	NA	12/7/2021	NA	AD
Imperial Marble, 1311 WCP	V	Sk	10/25/2021	10/25/2021	NA	NA	10/28/2021		11/3/2021	11/16/2021	12/14/2021	12/24/2021	A
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	A
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	A
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	D
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	A
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	A
Pipeline HMS / Consultation Zone Or	ZO / S	DRAFT	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	AD

KEY

A - Approved
AD - Adopted
D - Denied
P - Pending

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 4, 2023

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday January 4, 2023 in the Township Building.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Edward Decker

Michael Koza

Mark Levy

Michael Pagnanelli

Also present was:

Duane Brady, Zoning Officer

Derek Davis, Township Manager

Nathan Cline, Township Engineer

David Shuey, Township Supervisor

Michael Lynch, Township Supervisor

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

ZHB – Zoning Hearing Board

FORMAL MEETING – 7 p.m.

1. Ernest called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our troops and first responders.
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 November 2, 2022 meeting were approved. The December 7, 2022 meeting was cancelled.

CHAIRMAN'S REPORT

1. Ernest mentioned that the Annual ABC Meeting will be held on Tuesday, January 31, 2023 at 6:30 pm. He provided a copy of the 2023 goals. He will make the presentation at the meeting. David Shuey mentioned that the Planning Commission should look at zoning for Auxiliary Dwelling Units (ADUs) which are small additional dwellings in the back yard. Nate commented that there is a link on the County website about this.

2. Reorganization for 2023 - Mike Koza moved to elect Ernest Harkness as Chairman and John Stipe as Vice Chairman for the year 2023. Ed seconded the motion. The motion passed unanimously.

1 **SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

2 **1. 301 Reservoir Road, Residential Subdivision (Presentation)** – Scott Risbon was present and is one
3 of the purchasing partners. He likes to reno old/historic houses. Two weeks ago, they finally were able to
4 purchase the property. He is here to hear the PCs comments. Ernest mentioned that a letter from Nate
5 was received today. Ed commented on the 50 ft setback. Lot 5 has a minimal lot width of 150 ft.
6 Nate spoke about an additional building and its use, and possible variances that may be needed.
7 Mike K asked if the Chester Co. Planning Commission has seen this yet. Scott replied, no.
8 Duane mentioned that he is reviewing the historic ordinance to see if anything needs to be done.
9 John asked about the slopes on the property. Nate explained the slopes, where they are and how they will
10 be handled. Scott mentioned that Lot 2 has the existing barn which they plan to make into a house.
11

12 **Public Comment:**

13 1. Chris McCutcheon, 303 Reservoir Road – He hopes the plan will be approved.
14 2. Megan/Michael McCutcheon, 1324 West Chester Pike, Ste. 115 – They also hope the plan gets
15 approved. They want to purchase one of the lots.
16

17 **2. 14 Reservoir Road, Residential Subdivision** – Duane gave the following update:

18 a. The Applicant will not be attending this meeting as they are currently working on review
19 letters and a concern with the County 247 Planning Module.
20 b. The Township Fire Marshall reviewed the plans.
21 c. The Township Municipal Authority reviewed and approved sewer connection at their
22 November 14, 2022 meeting.
23 d. The Township Conservancy Board has reviewed the plans and requested more information.
24 e. Chester Co. Planning Commission is in the process of reviewing the plans.
25
26

27 **CONDITIONAL USES AND VARIANCES**

28 **1. Miller Property Residential Subdivision for 1010 Hershey Mill Road -** Duane reported that the
29 Conditional Use Hearing before the Board of Supervisors was continued until January 17, 2023. Mike
30 Lynch requested a complete review by the Planning Commission. Duane will check into it. The PC is
31 not scheduled for a workshop.
32
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35 **ORDINANCE AMENDMENTS**

36 **1. Noise Ordinance Standards in Zoning Ordinance -** Duane mentioned that this was approved by the
37 Board of Supervisors at their meeting on November 15, 2022.
38
39

40 **OLD BUSINESS**

41 **1. Applebrook Golf Club Turf Maintenance Area – Update -No Action Required.** Duane provided the
42 following update:

43 a. A letter to grant a continuance of the 90-day time limit was granted until February 28, 2023.
44 The letter is dated December 21, 2022.
45 b. The Township Engineer has reviewed a 2nd submission of the Preliminary/Final Land
46 Development Plans provided by the applicant.
47 c. The Pipeline Study has to be reviewed by the Planning Commission.
48 d. The Township and Applebrook continue to work on the legal issues.
49

50 **2. The Malvern Institute – Update -** Preliminary approval was granted by the Board of Supervisors on
51 July 5, 2022. Duane mentioned that Malvern Institute has a new board and attorney. They are discussing
52 whether they want to go through with this or not.
53

1 **NEW BUSINESS - None**

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3
4 **LIAISON REPORTS -** Mike Lynch mentioned that Stormwater regulation changes were received from
5 the County regarding impervious surface. If the area is 10 sq ft or more the property owner has to meet
6 the regulations. David Shuey spoke about accumulative square footage (an addition to the house and later
7 a deck). Duane spoke about the current 2003 Ordinance that sets 2000 sq ft as the limit where they have
8 to start stormwater management.

9 Mike mentioned that the new BOS officers for 2023 are:

10 Chairman – John Hertzog

11 Vice Chairman – Mike Lynch

12 Police Commissioner – Michele Truit

13 The 2023 budget was approved with a property tax increase.

14 Milltown Dam update – They are still waiting for DCNR to approve bid documents.

15
16 **ANY OTHER MATTER**

17 **1. Sheds** – Mike Lynch spoke about Accessory Structures, i.e sheds. He thinks that sheds under the
18 ordinance of 241 sq.ft. or less do not have a setback requirement. He is concerned about encroachment.
19 He feels there should be some distance from the property line. Duane commented that a 5 ft. distance
20 could be used. He uses Chesco to check on property lines and setbacks. Mike suggested looking at what
21 other municipalities have in their ordinances. Ed commented that sheds, as they age and need to be
22 replaced, will have to be approved. Duane didn't want to require a survey as it would be an additional
23 cost. Mike commented that at least 5 ft. would be needed to maintain the property around the shed.

24
25
26 **CORRESPONDENCE - None**

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29 **ADJOURNMENT**

30 There being no further business, John Stipe made a motion to adjourn the meeting. Mike Koza seconded
31 the motion. The meeting was adjourned at 8:00 pm. The next regular meeting will be held on
32 Wednesday, February 1, 2023 at 7:00 pm.

33
34
35 Respectfully submitted,

36
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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: dbrady@eastgoshen.org

Date: 1-27-2023
To: Planning Commission
From: Duane J. Brady Sr., Zoning Officer
Re: 905 Airport Road – Conditional Use Amendment

Dear Commissioners,

Township staff has received a conditional use amendment application for 905 Airport Road. The application is to request to amend the use of the existing conditional uses by adding manufacturing for a new tenant for the building. The tenant Wellness Marketing Corporation t/a Endless Pools, a subsidiary of Masco Corporation will use the space for office, warehousing, distribution, manufacturing of their endless pool systems.

The property has a Conditional Use granted on April 4, 1990 for a multiple principle use building, which specifically approved Office and warehousing use with conditions.

On October 10, 2003, the Conditional Use was amended to increase the office space from the required 30% to 50% office space.

On February 7, 2006, the Conditional Use was amended again to allow a data center to be installed with conditions the data center was classified as a warehouse use.

On July 18, 2007, the Conditional Use was amended again to allow a research and development facility with conditions.

Background Information:

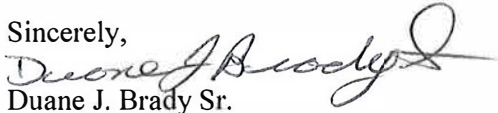
Endless Pools is planning to bring their Office, warehouse, distribution, and manufacturing businesses to the township. The property located at 905 Airport Road is in the I-1 Light Industrial Zoning District which allows for all the uses listed above by conditional use. Under the I-1 district permitted conditional uses number 4 manufacture of products requiring light metal processing, including finishing, grading, polishing, heat treating and stamping, and number 25 Manufacture and assembly of any of the following, small electrical and electronic appliances, supplies and equipment, and products from previously prepared nontoxic materials such as plastic, leather, glass, cellophane or textiles.

Endless Pool request for manufacturing to be add to the conditional use is to comply with the Township Codes as they plan to have the following operations cutting, gluing, crimping, bolting, bending, screwing, punching metal, and heat welding seams of different materials such as plastic, metal, rubber, and wood .

Suggested Motion:

Mr. Chairman, I move that we approve the 905 Airport Road – Endless Pool request to amend the existing conditional use to add manufacturing as allowed in the Township Zoning Article IV, Industrial and Business Park Districts section 240-19. I-1 Light Industrial part C. permitted conditional uses, number four (4) and twenty-five (25) with all other existing conditional requirements to remain without changes.

Sincerely,

A handwritten signature in black ink, appearing to read "Duane J. Brady Sr.", written over the printed name.

Duane J. Brady Sr.
East Goshen Township
Zoning Officer

Conditional Use Application and Checklist

East Goshen Township

To: Township Zoning Officer

Name of Applicant: 905 Airport Road Realty, LLC

Applicant Address: 575 Pierce Street, Suite 507, Kingston, PA 18704

Telephone Number: 570 2 3-4 6 39 Fax: 570-283-1840

Email Address: pugliese@pfslawyer.com; mary@pfslawyer.com

Property Address: 905 Airport Road

Tax Parcel Number: 53-3-1.2 Zoning District: 1-1 Acreage: 13.2

Description of proposed use:

Wellness Marketing Corporation t/a Endless Pools, a subsidiary of Masco Corporation, would be the tenant.

The use would be primarily for office, warehousing, distribution, repackaging and manufacturing.

There would be no retail sales from this location.


All of the uses were previously approved by conditional use approvals except manufacturing.

We are asking to amend the existing conditional use to include manufacturing which will include:

cutting, gluing, fittings for PVC pipe, cutting plastic and rubber hoses and attaching to fittings, bolting motors, tanks and hoses in place, and packaging pool accessory components.

Conditional Use is provided in Zoning Ordinance Section: 2401-31

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

1/24/23
Date

Attest: _____

*** Review the formal Planning Commission review procedure on page three.**

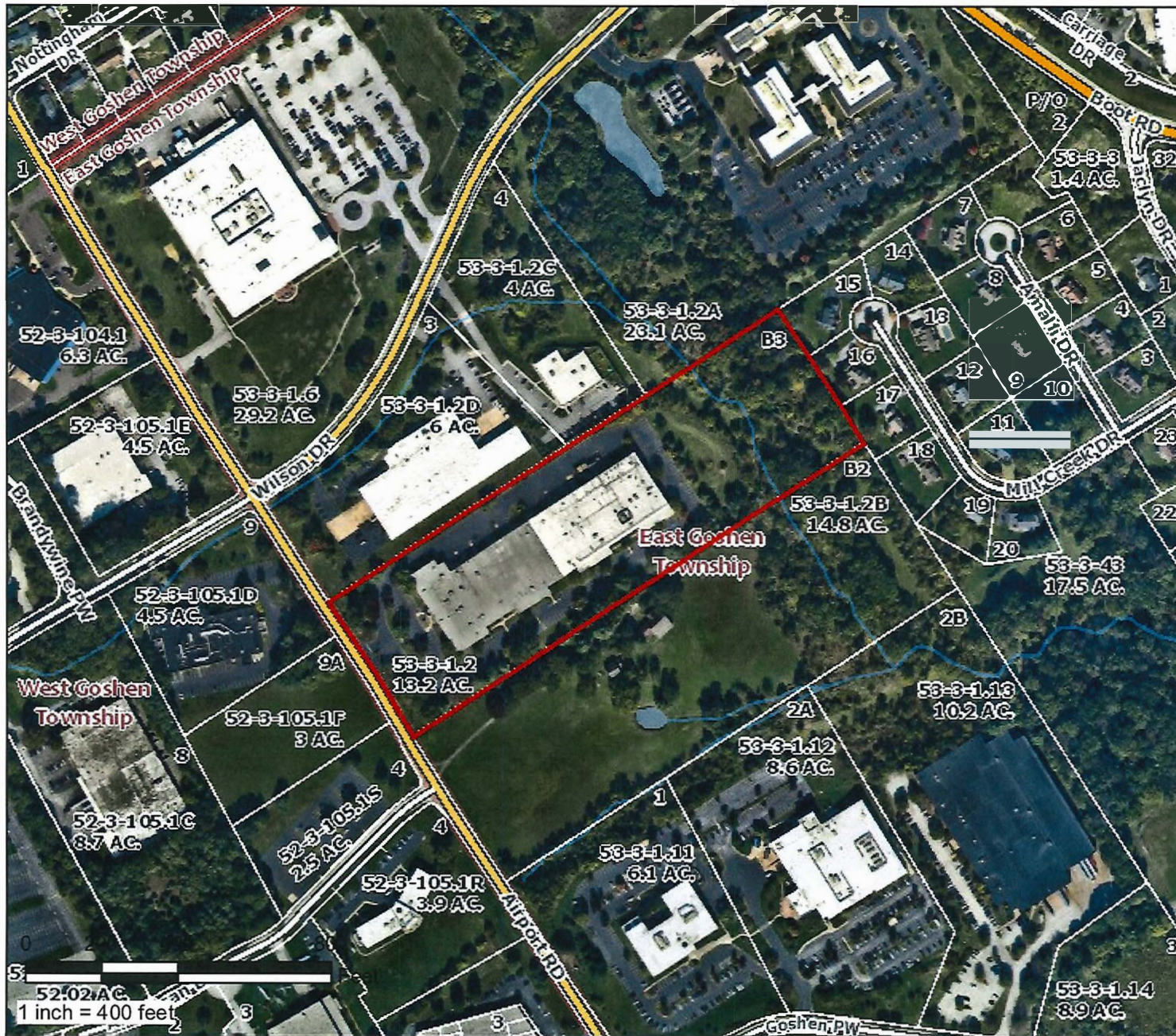
Endless Pools Summary of Operations

- Cutting PVC pipe, Gluing PVC pipe & PVC Fittings
- Cutting plastic and rubber hoses and attaching crimped fittings
- Bolting electric motors and hydraulic fluid tanks together, connecting hydraulic hoses and electronic motor controller for the "Pump Sub-assemblies"
- Cutting plastic sheets (PVC, ABS or HDPE). Bending, screwing and gluing the pieces of cut plastic for the "Pump Housing Sub-assemblies"
- Bolting metal frame components and rollers together for the "Tread Mill Sub-assemblies"
- Cutting, bending and hole punching metal for the "Fast Lane Housing"
- Cutting vinyl sheet material and heat welding seams for the "Pool liners"
- Packaging pool accessory components into various "Pool Treatment Kits"
- Cutting dimension wood lumber and plywood, assembling (screwing) wood pieces to create crates and pallets for shipping

Note:

None of the processes above involve grinding or torch welding, and no air emissions or wastewater are generated.

Endless Pools



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

PARID: 5303 000 10200
 UPL: 53-3-1.2
 Owner1: 905 AIRPORT ROAD REALTY
 II LLC
 Owner2:
 Mail Address 1: 575 PIERCE ST
 Mail Address 2: SUITE 507
 Mail Address 3: KINGSTON PA
 ZIP Code: 18704
 Deed Book: 9390
 Deed Page: 73
 Deed Recorded Date: 09/14/2016
 Legal Desc 1: ES OF AIRPORT RD
 Legal Desc 2: 13.2 AC OFFS & WHSE
 PAR B-
 Acres: 13.2
 LUC: C-60
 Lot Assessment: 876000
 Property Assessment: 5714170
 Total Assessment: 6590170
 Assessment Date: 12/15/2021 7:48:09
 AM
 Property Address: 905 AIRPORT RD
 Municipality: EAST GOSHEN
 School District: West Chester Area

Map Created:
Tuesday, October 18, 2022



County of Chester

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.

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SHEET CONTENTS

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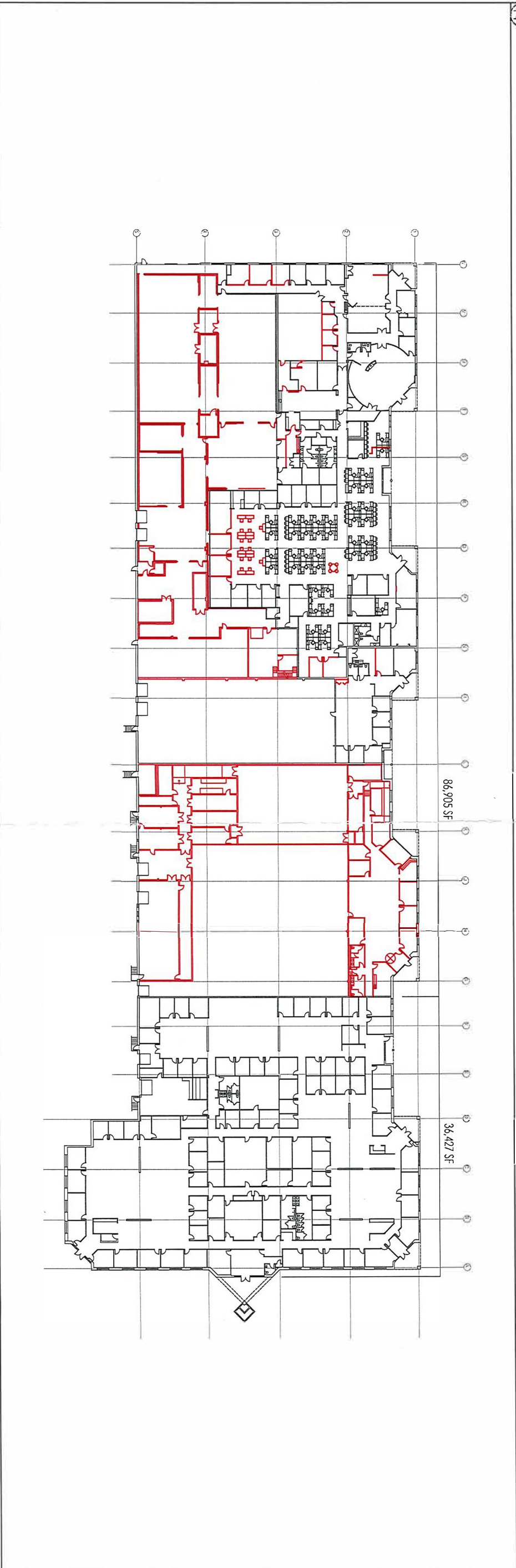
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SCALE: 1/32" = 1'-0"



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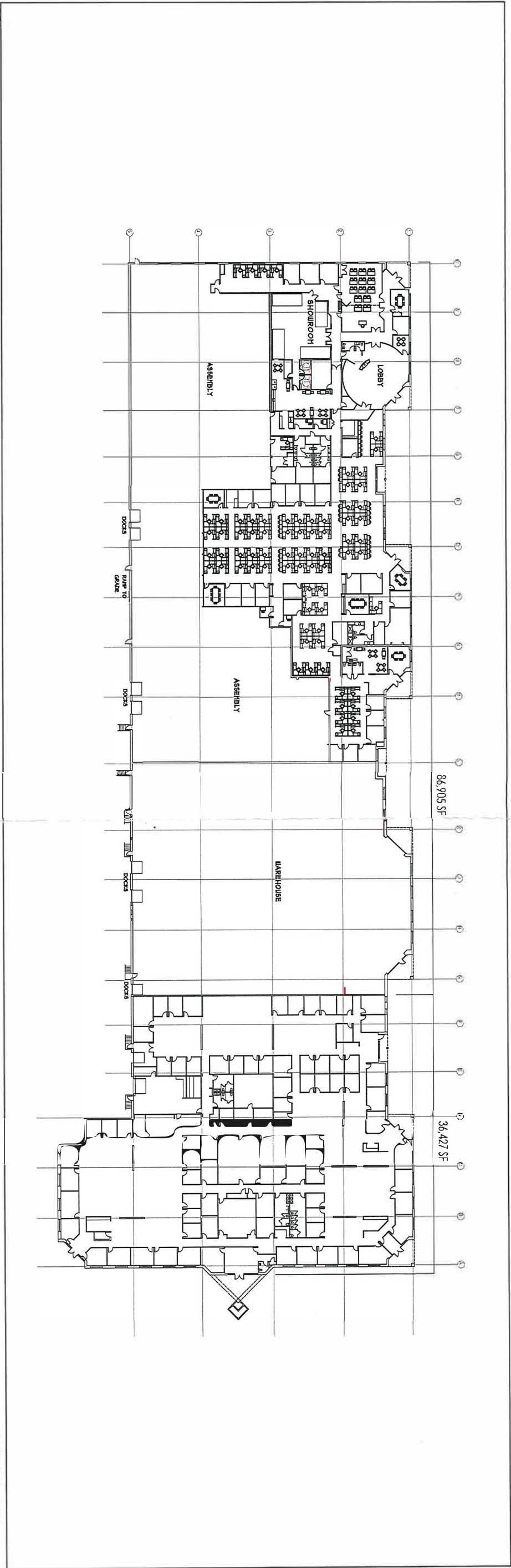
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EAST GOSHEN AIRPORT ROAD SITE, SCHEMATIC FLOOR PLAN

SCALE: 1/32" = 1'-0"



SCALE: 1/32" = 1'-0"

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA. 19380

April 4, 1990

Mr. Donald Thompson
Hough/Loew Associates, Inc.
750 Springdale Dr.
Exton, PA 19341

RE: Conditional Use Application
The Commons at Goshen
Tax Parcel #53-3-1.2 (partial)

Dear Mr. Thompson:

This letter will serve as official notification that on April 4, 1990, the East Goshen Township Board of Supervisors unanimously approved your application for a multiple principle use building, in accordance with Section 401.3(a) of the East Goshen Township Zoning Ordinance. The multiple principle uses specifically approved for this building are: "office", in accordance with Section 401.2(g) and "warehousing", in accordance with Section 401.3(b). All references are to the East Goshen Township Zoning Ordinance, as amended.

The Board's approval is conditioned upon the following.

- 1) A rolling berm and landscaping shall run the entire length of the building and parking lot on the south side of the project.

The landscaping shall be in accordance with the plan presented at the Conditional Use Hearing.

- 2) The free standing sign shall be reviewed and approved by the Planning Commission, prior to the issuance of a sign permit.
- 3) The building shall be all brick.
- 4) If the structure is built in stages, the demising wall at the eastern end of the Phase I portion will be painted to match the brick when Phase I of the building is erected.



BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

The applicant shall escrow, in a manner suitable to the Township Solicitor, sufficient monies to cover the cost of installing brick on the demising wall. Within two years from date of occupancy, the owner shall have either begun construction of Phase II or installed the brick on the demising wall.

- 5) The use is approved with a maximum of 30% office; the balance being warehousing and distribution. In the event the applicant wishes to increase the office percentage or add other uses not presently permitted, he shall go through the conditional use process.
- 6) In accordance with the applicant's offer, the applicant shall contribute \$.50 per square foot to the Township Highway Improvement Fund.
- 7) The use and development of the property shall conform in all respects to the testimony of the applicant, and the written correspondence and evidence submitted to the Board.
- 8) The applicant shall comply with all Township Ordinances and regulations which relate to said project.

Sincerely,

Ric/c

Louis F. Smith, Jr.
Township Manager

LFS/dlc

cc: William H. Lamb, Esq.
East Goshen Township Planning Commission

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

FILE

October 10, 2003

Mr. James Schow
Liberty Property Trust
65 Valley Stream Parkway
Malvern, PA 19355

Re: 905 Airport Road
TPN 53-3-1.2

Dear Jim:

At the public hearing held on October 7, 2003 the Board of Supervisors approved the conditional use application of Liberty Property Trust to amend condition five of the April 4, 1990 Conditional Use approval for the property at 905 Airport Road Parkway, TPN 53-3-1.2 with the following conditions:

1. The applicant shall provide a minimum of 298 parking spaces.
2. A land development application is submitted and approved by the Board of Supervisors.
3. The land development plan will be consistent with exhibit A-1.
4. If the applicant wants to increase the percentage of office space beyond 50% in the future or add other uses not currently permitted, a conditional use application shall be submitted.

At the hearing you indicated that the conditions were acceptable. I have enclosed a copy of the 1990 decision for your use.

Please give me a call at 610-692-7171 if you have any questions or need additional information.

Sincerely,

LS
Louis F. Smith, Jr.
Township Manager

Cc: Planning Commission
Yerkes Associates

Enclosure

F:\Data\Shared Data\Property Management\53-3\53-3-1.2 (905 Airport Rd)\Conditional Use\Letter re CU approval.doc



BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

FEB 12 2007

February 7, 2006

Mr. Mark Clark, Property Manager
Liberty Property Trust
500 Chesterfield Parkway
Malvern, PA 19355

RE: November 2, 2006 Conditional Use Application
905 Airport Road
TPN 53-3-1.2

Dear Mr. Clark:

At the public hearing held on February 6, 2007, the Board of Supervisors approved the conditional use application of Liberty Property Trust to further amend the conditional use approval of April 4, 1990, last amended October 7, 2003, to convert a portion of the building at 905 Airport Road, TPN 53-3-1.2 into a data center with the following conditions:

1. All items in the Township Engineer's letter of November 30, 2006 shall be addressed to the satisfaction of the Township Engineer prior to the issuance of the building permit.
2. The use shall substantially conform to the plans and testimony presented.
3. The use shall conform to all applicable local, state and federal regulations.
4. Lighting on the generator enclosures shall be no higher than 14 feet from the ground.
5. Fences of a similar color to the building facade shall screen the emergency generator structures.
6. The applicant shall provide a minimum of 298 parking spaces for all of the uses in the building.
7. Generator testing and exercising shall only occur Monday through Fridays between the hours of 1:00 PM and 4:00 PM.
8. Refuse collection areas shall be relocated, enclosed, and approved by the Township Zoning Officer prior to the issuance of the building permit.
9. Loading and unloading of vehicles shall not occur prior to 7:00 AM nor after 10:00 PM.



10. The Township accepts the applicant offer to install and maintain plantings to the rear of the building in order to bring the plantings into conformance with the plan prepared by Edward B. Walsh Associates dated 11/7/89, last revised 11/30/89 titled "Landscape Plan, The Commons at Goshen" which was entered as exhibit A-2 at the 1990 Conditional Use hearing for this property.

In addition it was specifically noted by the Board of Supervisors that for the purpose of this application only a "data center" is classified as a warehouse use.

I have enclosed a copy of the above referenced landscaping plan for your use.

Please give me a call at 610-692-7171 or e-mail me at rsmith@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Louis F. Smith, Jr.
Township Manager

Cc: Susan Line Boswell, Esquire
Planning Commission

F:\Data\Shared Data\Property Management\53-3\53-3-1.2 (905 Airport Rd)\CU 2006\BOS approval 020707.doc

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

AREA CODE 610
692-7171

www.eastgoshen.org

BOARD OF SUPERVISORS EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6188

July 18, 2007

Paul Fitzmaurice, Esquire
Pelino & Lentz
One Liberty Place
Thirty-Second Floor
1650 Market Street
Philadelphia PA 19103-7393

Re: Keystone Foods
Conditional Use
905 Airport Road

Dear Paul:

At their meeting on July 17, 2007 Board of Supervisors approved the Conditional Use Application of Keystone Foods to operate a research and development facility at the property at 905 Airport Road pursuant to §240-19.C.(1) and §240-19.C.(11) of the Township Code, with the following conditions:

1. All roof top structures as defined in §240-6B of the Township Code shall be screened in accordance with §240-19F(2) of the Township Code.
2. The applicant shall comply with all applicable Township, County, State and Federal regulations, including but not limited to the Township and State regulations on odor.
3. The use shall be conducted in accordance with the plans, exhibits and testimony presented at the public hearing on this matter. This includes reducing the number of parking spaces from the 298 required by the October 7, 2003 and February 6, 2007 Conditional Use decisions to 282 spaces as depicted on Exhibits 8 and 9.
4. The applicable conditions, as determined by the Township, of the April 4, 1990, October 7, 2003, and February 6, 2007 Conditional Use Decisions for this property shall remain in effect.

At the meeting you indicated that the conditions were acceptable to Keystone.

In addition please be advised that any and all appeals from the Board of Supervisors' decision must be filed with thirty (30) days of the date of the decision.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

Please give me a call at 610-692-7171 or e-mail me at rsmith@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Louis F. Smith, Jr.
Township Manager

Cc: Bill Egan
Susan Boswell, Esquire

*Township of East Goshen, PA
Friday, January 27, 2023*

Chapter 240. Zoning

Article IV. Industrial and Business Park Districts

§ 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.
- (13) Storage shed as an accessory use.
- (14) Facility for providing services, repairs and maintenance to office equipment.
- (15) Indoor recreation, such as bowling alleys, indoor baseball practice or miniature golf.
- (16) Publicly owned recreation.
- (17) Golf course or private riding academy.
- (18) Health/tennis/exercise club.
- (19) Place of worship.
- (20) 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]
- (21) Business, professional and governmental offices.
- (22) Printing and publishing establishments.
- (23) Research, engineering or testing laboratories, excluding all projects with the potential of creating an environmental or genetic hazard.
- (24) Manufacture of jewelry, precision instruments, optical goods and similar products.
- (25) 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.
- (26) Day-care center, child or adult, in accordance with **§ 240-31**.
- (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)**.
[Added 4-7-1998 by Ord. No. 119-A-98]
- (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]

(33) Business incubator with uses and services that are permitted in this section by right or by conditional use and when specifically approved pursuant to § **240-31C(3)(ww)**.

[Added 10-1-2019 by Ord. No. 129-D-2019]

(34) Any lawful use not otherwise permitted in the Township.

[Added 9-20-2022 by Ord. No. 129-E-2022]

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

Requirements	Restaurant	Bank, Savings and Loan, Post Office, Fire Station	All Other Uses
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
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.

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: dbrady@eastgoshen.org

Recommendation and Draft Motion

Date: 2-1-2023
To: Planning Commission
From: Duane J. Brady Sr., Township Zoning Officer

**Re: Zoning Hearing Board Application (Dimensional Variance)
1722 Towne Drive/Reinecker**

Dear Planning Commission Members,

The Township has received a Zoning Hearing Board application from Jennifer & Christian Reinecker for a dimensional variance for their property at 1722 Towne Drive West Chester, PA 19380. The application is proposing to construct a swimming pool on the property, and the plans submitted depict an 11-foot setback from the rear property line, and an 11-foot setback to the pool water edge. The property is located in the Township's R-2 Zoning District, which otherwise requires a rear-yard setback of 35 feet. The Zoning Ordinance's Accessory Uses Section (240-32Q.(1)) requires pools to have a 25-foot setback from the pool water edge to any property line.

Background Information

The property is located in an existing subdivision (Clocktower) which has the following:

- Rear property setback line of 35 feet.
- A Texas Eastern Pipeline in the front yard.
- Is a small lot than others in proximity.
- The house is setback 70feet from the front-yard property line.

The owner is planning to remove a large existing deck to install the pool and a small patio.

The owner is requesting the 35-foot required rear-yard setback be changed to an 11-foot rear-yard setback to allow for the new 20-foot x 40-foot pool. The owner is requesting the 25-foot setback from the pool water edge to any property line be changed to an 11-foot setback from the pool water edge to any property line.

Sincerely,



Duane J. Brady Sr.
East Goshen Township
Zoning Officer

**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: JENNIFER & CHRISTIAN FEINECKER
Applicant Address: 1722 TOWNE DRIVE
WEST CHESTER PA
Telephone Number: 484 574 0878 Email: CHRISTIAN_feinecker@ML.com
Email Address: jfeinecker@verizon.net
Property Address: 1722 TOWNE DRIVE
Tax Parcel Number: 53-4-512 Zoning District: R-2 Acreage: 27,294 SF

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:

CHAPTER 240 R-2 ZONING
CHAPTER 240 SECTION 240-32 ACCESSORY USES PART Q

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

- ① WOULD LIKE TO REDUCE THE SIZE OF EXISTING WOOD DECK AND INSTALL
A PERMANENT INGROUND SWIMMING POOL
② REDUCE THE REAR ZONING SETBACK AMOUNT

Description of the Hardship:

SEE ATTACHED

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

1/10/23

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

1/9/2023

**Reinecker Residence
1722 Towne Drive**

Dimensional Variance Modification request

- 1. The original House location was pushed back towards the rear property line due to the existence of the Eastern Pipeline & its accompanying setbacks.**
- 2. The property in question is shown as the smallest lot in this section of Towne Drive. The original location of the home does not allow for a future pool or any accessory structures due to the proximity of the rear property line.**
- 3. This hardship has not been Self created or induced by the applicant.**
- 4. The variance relief requested will not alter the essential character of the property, neighborhood or Zoning district. It will also not be detrimental to adjacent properties or to public health generally. Current neighbors all have the ability and have installed inground swimming pools due to deeper lot sizes.**
- 5. We are requesting the minimum amount needed for the relief for modification of the rear property and pool zoning ordinances needed and still allowing for ample room for onsite drainage and Stormwater Management with no adverse effects to the neighbors on all 3 sides.**



Street: TOWNE, Street Num: 1722, Street Type: DR, Municipality: EAST GOSHEN

Export X

UPI	Parcel ID	Street Concat	Owner 1	Owner 2	Mailing Address 1	Mailing Address 2	Mailing Address 3
53-4-512	5304 05120000	1722 TOWNE DR	REINECKER CHRISTIAN T	REINECKER JENNIFER A	1722 TOWNE DR	WEST CHESTER PA	

Q. Swimming pool.

- (1) Pools shall be located behind the building setback line and in no case shall the edge of water be closer than 25 feet to any lot line.
- (2) Fencing.
 - (a) All pools shall have a permanent enclosure erected and maintained that entirely and completely surrounds the pool. The enclosure shall extend not less than four feet above the ground. All gates shall be self-closing, self-latching and lockable with latches placed at least four feet above the ground. The enclosure shall be constructed so as to prohibit the passage of a sphere larger than four inches in diameter through any opening or under the fence. Fences shall be designed and constructed to withstand a horizontal concentrated load of 200 pounds applied on a one-square-foot area at any point of the fence/enclosure.
 - (b) Aboveground pools (which shall include pools less than 10% in-ground) shall not require a fence if the walls of the pool are at least four feet above grade on all sides, but any fixed stairway or entranceway shall be entirely and completely enclosed to a height of four feet above ground, and any gate shall be self-closing, self-latching and lockable with no openings that will pass a sphere greater than four inches in diameter. Any removable access, such as a ladder, need not comply, but must be removed when not in use.
- (3) The land area occupied by a pool and any accompanying structure shall be included in the impervious coverage percentage.
- (4) If the pool is supplied from a private well, there shall be no cross-connection with a central water supply system. All water supply inlets shall be above the overflow level to the pool.
- (5) No swimming pool shall have a drainage system connected to the sanitary sewers. All methods of drainage shall be stated on the Zoning Permit and be approved by the Township Engineer.
- (6) No loudspeaker or amplifying system shall be permitted which will project sound beyond the boundaries of the property.
- (7) All lighting shall be located as not to shine directly beyond the limits of the property.

- G. **Lot area, width**, building coverage, height and yard regulations. The following requirements apply to each use in the R-2 District, subject to further applicable provisions of this chapter:
[Amended 6-1-1999 by Ord. No. 129-D-99]

R-2 Principal Uses

Requirements	Place of Worship and Religious Institution	School	All Other Uses ¹	Private Recreation Facility
Minimum lot area	2 acres	10 acres	1 acre	5 acres
Minimum lot width				
At building setback line	200 feet	300 feet	150 feet	300 feet
At street line	100 feet	150 feet	60 feet	150 feet
Maximum lot coverage				
By buildings	25%	25%	25%	15%
By total impervious cover	35%	35%	35%	35%
Maximum building height				
Stories	3	3	3	3
Feet	30 feet	30 feet	30 feet	30 feet
Minimum front yard	55 feet	65 feet	45 feet	50 feet
Average front yard*	70 feet	80 feet	60 feet	50 feet
Minimum side yard	30 feet each	40 feet each	20 feet each	50 feet
Minimum rear yard	65 feet	75 feet	50 feet	50 feet

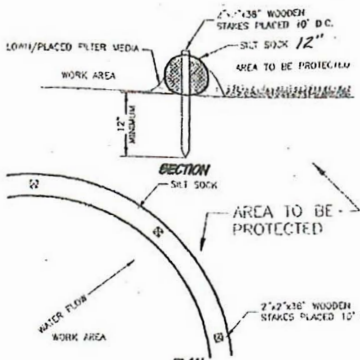
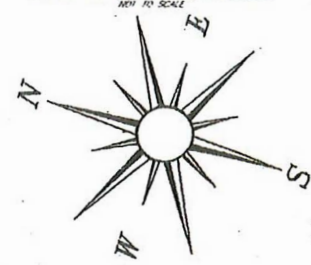
*To obtain more flexibility in placing buildings in all residential subdivisions of two or more lots, an average building setback line of 60 feet and a minimum building setback of 45 feet shall be required.

¹NOTE: See § 240-31 for conditional use regulations, § 240-34 for agricultural regulations and § 240-57 for special exception regulations. The most restrictive lot area, width, building coverage, height and yard regulations for each such use shall apply.

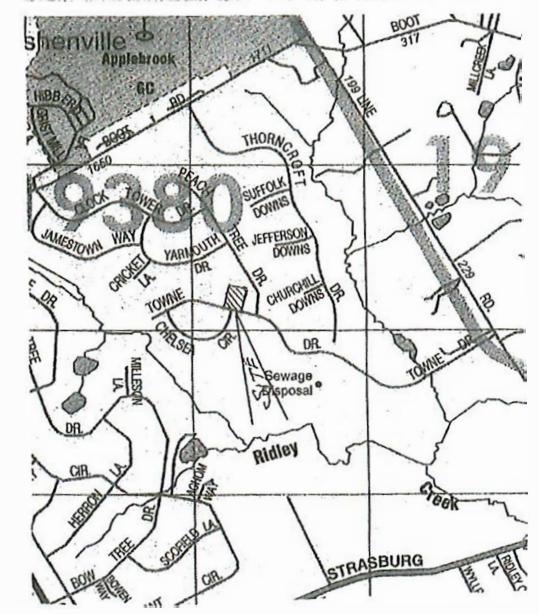
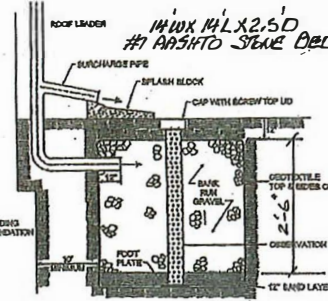
Zoning ord 240-9 R-2

- NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
 2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DESIGNED ON SITE, AS DETERMINED BY TOWNSHIP ENGINEER.
 4. IF SILT SOCKS ARE TO REMAIN PERMANENTLY IN PLACE, PERMANENT MTS TO BE INSTALLED UPON APPROVAL OF THE TOWNSHIP ENGINEER.

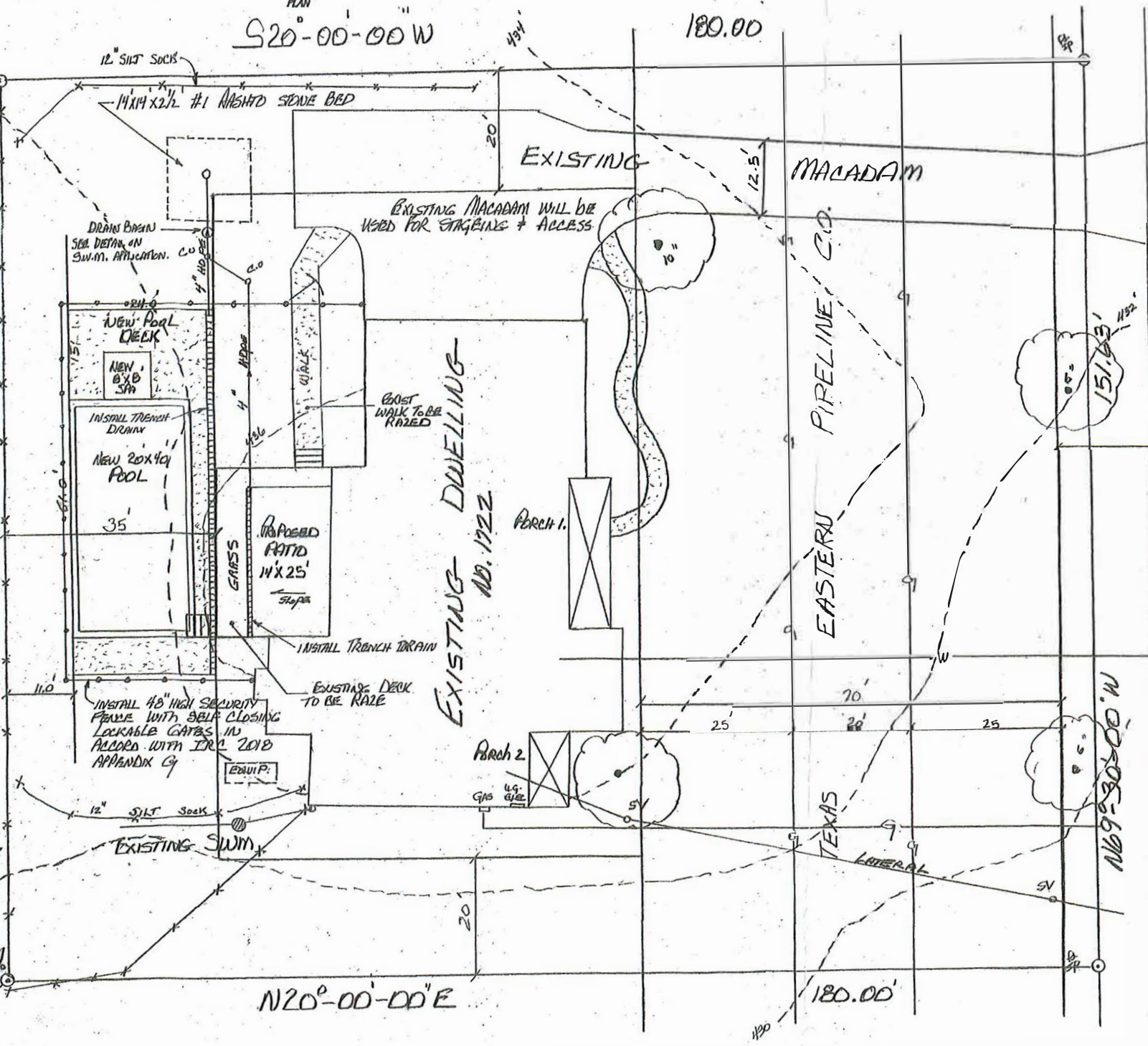
SILT SOCK SEDIMENT CONTROL



TYPICAL DRY WELL CONFIGURATION



TO BE RAZED	
DECK	410 SF
(R) WALK	160 SF
RAZED	570 SF
NEW WORK	
POOL/SPA/DECK	144 SF
NEW PATIO	350 SF
NEW COVER	1814 SF
From APPLICATION USE TRENCH	
2x2x108" = 432 CF	
USE BED 11x2x14" = 440 CF	
IMPERVIOUS COVER	
DWELLING	310 SF
PORCH 1.	153 SF
PORCH 2.	107 SF
DECK	110 SF
(P) WALK	200 SF
(R) WALK	160 SF
MACADAM	2429 SF
EXT. COVER	6074 SF
25.19%	
ALLOWABLE COVER	
.3(27274) = 8180 SF	
To Be Razed	576 SF
NET EXISTING	6298 SF
NEW WORK	1814 SF
PROPOSED	8112 SF
29.12%	

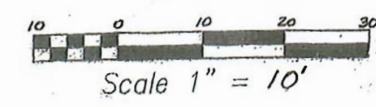


ZONING REQUIREMENTS

ZONED	R-2	25000 SF MIN
AREA		125 FT MIN
WIDTH		35 FT MIN
FY		20 FT MIN
SY		35 FT MIN
RY		10% MAX
BLDG COVER		30% MAX
TOTAL COVER		
UPI 53-4-512		
AREA OF LOT		27294 SF
DB 9433	PG 672	

I, JOHN SMIRGA, P.E. HEREBY CERTIFY THAT THIS PLAN MEETS THE CRITERIA OF THE EAST GOSHEN SWIM. DRAINAGE

PLAN OF LANDS
 KENNIFER & CHRISTIAN REINECKER
 1722 TOWNE DR.
 CHESTER CO. PA.
 NOV. 5, 2022
 JOHN SMIRGA
 7 VILLAGE CIRCLE
 NEWTOWN SQUARE, PA.
 19073
 610-202-2537
 NPT60 @ COMCAST.NET



Duane Brady

From: Bill Christman <bchristman@lambmcerlane.com>
Sent: Thursday, January 19, 2023 5:34 PM
To: Derek Davis; Duane Brady
Cc: Brian L. Nagle; Ronald C. Nagle
Subject: Draft Zoning Ordinance Amendment
Attachments: 2022 01 19 Accessory Golf Course Bldg Zoning Amendment.docx

Derek & Duane –

Attached is the draft Zoning Ordinance amendment that was proposed by counsel for Applebrook. I made a few minor edits, but they should be acceptable to Brian and Ron Nagle (cc'd here). I'll send this to the County Planning Commission tomorrow. Can you please have the East Goshen Township Planning Commission review this at their next meeting?

Thanks,
Bill

Bill Christman

L A M B | M C E R L A N E ^{PC}
ATTORNEYS AT LAW

Direct: 610.701.3271
Mobile: 484.757.1650
Fax: 610.696.6668
Email: bchristman@lambmcerlane.com
24 E. Market St. PO Box 565
West Chester, PA 19381

West Chester | Philadelphia | Newtown Square

www.lambmcerlane.com

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**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

Ordinance No. — — — — —

**AN ORDINANCE OF THE TOWNSHIP OF EAST
GOSHEN, CHESTER COUNTY, PENNSYLVANIA,
AMENDING THE ZONING ORDINANCE, CHAPTER
240, TO REVISE THE REQUIREMENTS FOR
ACCESSORY BUILDINGS IN A PLANNED GOLF
COURSE DEVELOPMENT.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township that the East Goshen Township Code of Ordinances, as amended, is hereby further amended as follows:

SECTION 1. Section 240-30.1.C(1)(g) of the Code of Ordinances, titled "Planned Golf Course Development", is hereby amended to read as follows:

(g) Accessory buildings. Maintenance buildings for storage and maintenance of equipment directly related to the golf course use may be located off site on property contiguous to the golf course, provided that there is direct access to and from the accessory buildings to the golf course over a private street or driveway serving the golf course and a subdivision plan of the off-site property is approved by the Board of Supervisors. In such case:

[1] Accessory buildings may be located on a "footprint lot" which, for purposes of this provision, is defined to mean the perimeter of the existing or proposed building coincident with the building's foundation and outer walls; provided, where a part of an existing building that is located on a footprint lot is proposed to be demolished and reconstructed, in whole or in part, and expanded beyond the boundary of the footprint lot, the area of any such existing building expansion may be located within any contiguous permanent easement area that has been deeded in perpetuity to the owner of the footprint lot and constitutes a permanent part of the golf course maintenance facility. In either case, the provision of Subsection C(1)(g)[2] shall apply.

[2] Footprint lots. When the maintenance building is proposed to be located on a footprint lot, or within any portion of a contiguous permanent easement area deeded in perpetuity to the owner of the footprint lot, the subdivision or land development plan depicting the building or buildings, as reconstructed or expanded, shall demonstrate that there is sufficient area on the parent lot from which the footprint lot is being subdivided, or has previously been subdivided, without violation of any setback encroachments from the boundaries of the parent lot, to contain the required parking, shared access to the footprint lot and permanent easement, storm water management, if any, and utilities within a shared easement area of not less than 24,000 square feet per building; the footprint lot and the expanded building shall comply with the front, rear and side yard requirements for the

parent lot set forth in § 240-20F(3), except the building(s) shall be limited to one story and shall not exceed 20 feet in height; the owner of the parent lot shall retain the right to use the parent lot for all purposes not inconsistent with the shared easement; unless already in effect, the subdivision and/or land development application shall be accompanied by a declaration of covenants, easements and restrictions which provides for and defines the shared access, parking and utility usage in common with the owner of the parent lot and the rights and obligations of the parties with respect thereto, in form and content acceptable to the Township Solicitor, which shall be recorded with the approved final land development or subdivision plan.

SECTION 2. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included therein.

SECTION 3. General Code is hereby authorized to make any necessary formatting and numbering changes needed in order for this Ordinance to be made consistent with the formatting and numbering standards applicable to the East Goshen Township Code of Ordinances as published by General Code.

SECTION 4. All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 5. This Ordinance shall become effective five days after enactment.

ENACTED and ORDAINED this ___ day of _____, 2023.

**BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP**

John Hertzog, Chair

Michael Lynch, Vice Chair

Cody Bright, Member

David E. Shuey, Member

Michele Truitt, Member

ATTEST:

Derek J. Davis, Secretary

(g) Accessory buildings. Maintenance buildings for storage and maintenance of equipment directly related to the golf course use may be located off site on property contiguous to the golf course, provided that there is direct access to and from the accessory buildings to the golf course over a private street or driveway serving the golf course and a subdivision plan of the off-site property is approved by the Board of Supervisors. In such case:
[Added 8-7-2001 by Ord. No. 129-D-01]

- [1]** Accessory buildings may be located on a "footprint lot" which, for purposes of this provision, is defined to mean the perimeter of the existing or proposed building coincident with the building's foundation and outer walls, in which case the provision of Subsection **C(1)(g)[2]** shall apply.
- [2]** Footprint lots. When the maintenance building is proposed to be located on a footprint lot, the subdivision plan shall demonstrate that there is sufficient area on the parent lot from which the footprint lot is being subdivided, without violation of any setback encroachments, to contain the required parking, shared access to the footprint lot, stormwater management, if any, and utilities within a shared easement area of not less than 24,000 square feet per building; within the shared easement area, there shall be designated for the benefit of the maintenance building owner a nonexclusive area not more than 10 feet around the perimeter of the building for building maintenance purposes; the footprint lot shall comply with the front, rear and side yard requirements set forth in § **240-20F(3)**, except the building(s) shall be limited to one story and shall not exceed 20 feet in height; the owner of the parent lot shall retain the right to use the parent lot for all purposes not inconsistent with the shared easement; and the subdivision application shall be accompanied by a declaration of covenants, easements and restrictions which provides for and defines the shared access, parking and utility usage in common with the owner of the parent lot and the rights and obligations of the parties with respect thereto, in form and content acceptable to the Township Solicitor, which shall be recorded with the approved final subdivision plan.

Pipeline Awareness Study

Prepared for:

Applebrook Golf Club – Turf Maintenance Area

*East Goshen Township
Chester County, PA*

CVE Project No. 20558-0015

December 16, 2022

Prepared by:



83 Chestnut Road
P.O. Box 447
Paoli, PA 19301
(610) 644-4623



INTRODUCTION

This Pipeline Awareness Study has been prepared in accordance with the requirements of Section 205-40.1 of the East Goshen Township Subdivision Regulations. This report is being submitted with the Land Development application for the Turf Maintenance Area for Applebrook Golf Club and is based on the information shown on the development plans for this submission.

BACKGROUND

The Applebrook Golf Club is proposing to expand the current Turf Maintenance Facility on their easement on the Township parkland in accordance with Section 240-30.1, Planned Golf Course development of the Township Zoning Ordinance.

Currently, the site includes the maintenance and storage areas for the equipment required to maintain the adjacent golf course as well as a separate storage building that contains materials needed for the golf course maintenance. These buildings were existing on the site at the time that Applebrook Golf course obtained the use of the easement area and the Club has been working with what they had.

The Golf Club is proposing to remove a portion of the existing buildings and construct a new facility that would house new equipment maintenance and storage areas for the equipment needed to maintain the adjacent golf course. In addition, this expansion would include administrative offices and a breakroom for employees. Also, as part of the application, the existing storage building would be expanded.

A Texas Eastern Pipeline right-of-way crosses the Township Park land further south along Paoli Pike. A portion of the Applebrook Turf Maintenance area easement falls within the 660 foot distance from the centerline of the closest pipe. This report has been prepared per the requirements in Section 205-40.1.A(1).

SITE DESCRIPTION

The property is located on the eastern side of Paoli Pike at the intersection with Hibbard Lane. Hibbard Lane is a private road.

The site is within a Township park. The easement area is approximately 1.3 acres in size. The ground slopes from Paoli Pike down towards Hibbard Lane and ultimately the Ridley Creek, on the opposite side of Hibbard Lane from the project site. While the area of the proposed land development includes mature trees and other screening vegetation, there is little vegetation within the existing maintenance yard; the yard area is primarily buildings, paving, gravel and lawn areas. There is a privacy fence running along the Hibbard Road frontage.

As noted in the background section, the buildings currently on the site were former barns

and animal shelters from prior uses. These building are now used to store and maintain the Golf Club's maintenance equipment. There are no defined parking areas within the current maintenance yard; workers park off site. There are also no fire hydrants in the area since there is no public water. The closest hydrant is near the intersection of Hibbard Lane and Grist Mill Lane, approximately 950 feet away from the site.

The uses surrounding the property include the Township park on the eastern and southern sides, the Chester County Chamber of Business and Industry building to the west and single-family residential properties across Paoli Pike to the north.

PIPELINE INFORMATION

The easement is approximately 65 feet in width. According to Texas Eastern representatives:

- There are two pipes in the easement.
- Each pipe is 20" in diameter.
- The pipelines transport natural gas.

ASSESSMENT OF POTENTIAL IMPACTS

The area of the proposed land development is presently used as the maintenance area for the Golf Club, so the proposed project is not introducing any new uses to the site. In addition, there will not be a significant number of employees on the site for the majority of the day. The employees will meet at the Maintenance area, pick up their equipment and then leave to perform maintenance operations on the golf course. On a regular basis, there may only be three or four employees at the facility during the day. At the end of the day, the employees return the equipment to the maintenance area and leave the property. There are no employees at the site overnight.

The buildings will be used to store equipment and materials necessary for the maintenance of the golf course.

MITIGATION MEASURES

Due to the small area involved with the current proposal and the limited number of employees that will be at the facility on a regular basis during the day, mitigation measures involving the building construction are not necessary for this application.

The Club will prepare an Evacuation Plan which will be shared with all employees of the Turf Management facility.