



ROBIN STUNTEBECK, *Chair*
SHAUN WALSH, *Vice-Chair*
ASHLEY GAGNÉ, *Member*
JOHN HELLMAN, *Member*
HUGH J. PURNELL, JR., *Member*

Board of Supervisors

CASEY LALONDE, *Township Manager*

1025 Paoli Pike • West Chester, PA 19380-4699
610•696•5266 ~ Fax: 610•429•0616
twp@westgoshen.org
www.westgoshen.org

March 4, 2020

David and Cynthia Springer
648 Reeceville Road
Coatesville, PA 19320

Subject: Land Development Application No. 20200001
2,400 Square Foot Building Addition
307 Westtown Road

Mr. and Mrs. Springer:

West Goshen Township is in receipt of the following information prepared by Mullin Engineering for a proposed 2,400 square foot building addition located at 307 Westtown Road in West Goshen Township.

1. The Application dated February 4, 2020..
2. Drawings for Project No. 16299, sheet 1 thru 5 of 5, latest revision dated March 4, 2020.
3. Electronic Plan Submission latest revision March 4, 2020.
4. Stormwater Management Report dated January 10, 2020.

In accordance with the requirements of the Township of West Goshen Code, Chapters 69, 71, 72, and 84, we have completed a review of these submissions for compliance with Township ordinances. I will schedule your land development for the Planning Commission meeting to be held on March 10, 2020. This meeting begins at 7:00 p.m. You or your representative must be present to discuss your plans.

If you or your engineer have any questions regarding this matter please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Richard J. Craig".

Richard J. Craig, P.E., CSM
Township Engineer

Copy: Casey LaLonde, Township Manager
Derek Davis, Asst. Township Manager
John Mullin, P.E., Mullin Engineering



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

March 5, 2020

Casey LaLonde, Manager
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

Re: Final Land Development - Springer Corporate Center
West Goshen Township – LD-02-20-16251

Dear Mr. LaLonde:

A Final Land Development Plan entitled "Springer Corporate Center", prepared by Mullin Engineering, and dated January 10, 2020, was received by this office on February 5, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	east side of Westtown Road (S.R. 2007), south of Lauber Road
Site Acreage:	1.83
Lots/Units:	1 Lot
Non-Res. Square Footage:	2,400
Proposed Land Use:	Addition to Existing Commercial Building
New Parking Spaces:	20
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5-106

PROPOSAL:

The applicant proposes the construction of a 2,400 square foot addition to an existing commercial building on the southernmost portion of the site, and 20 additional parking spaces. The existing building on the northern portion of the site, which is identified as the Westtown Children's Academy, will remain. The project site, which is served by public water and public sewer, is located in the MP Multipurpose District zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.

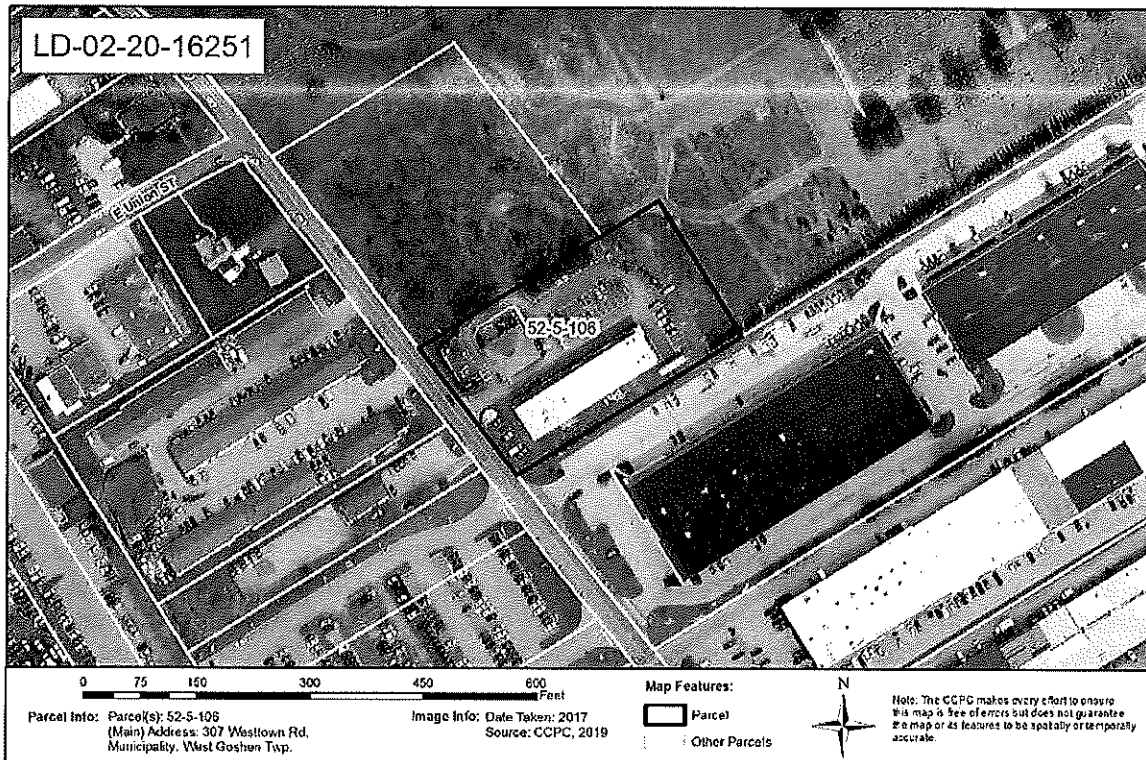
COUNTY POLICY:

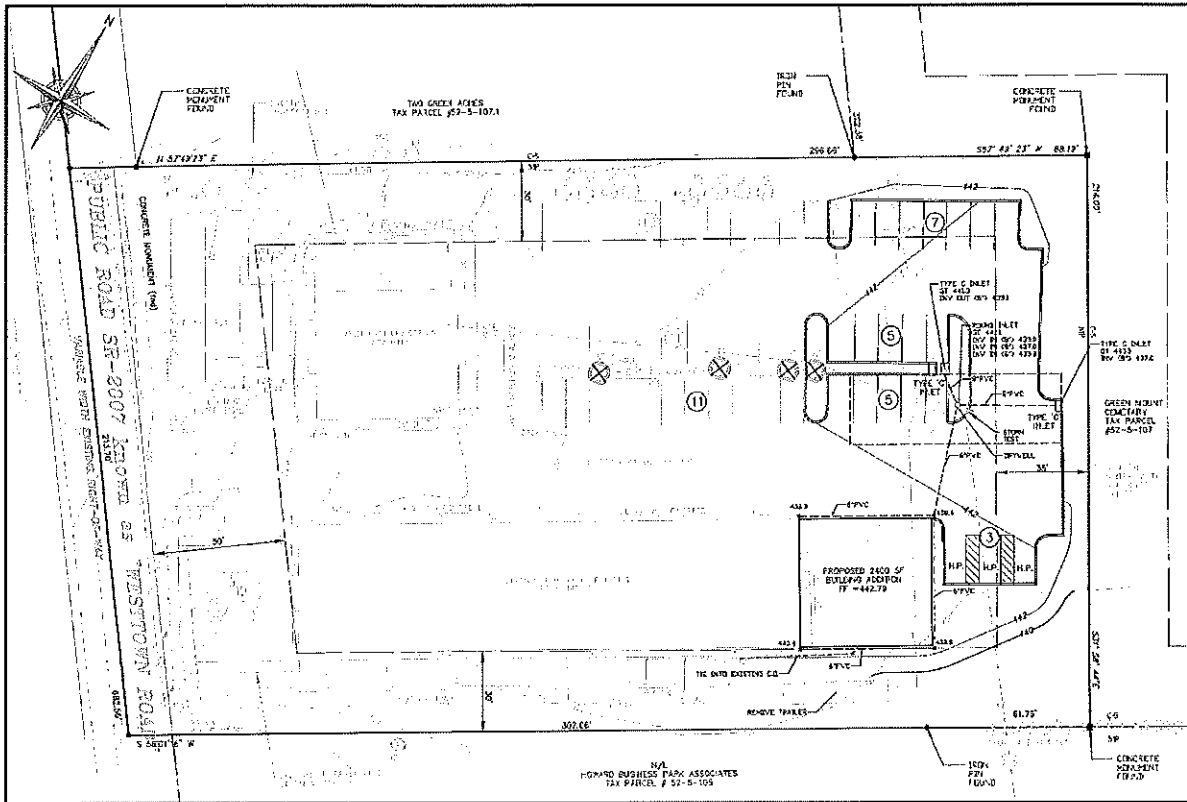
LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Chester Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.





Site Plan Detail, Sheet 2: Final Land Development - Springer Corporate Center

PRIMARY ISSUES:

3. The parking analysis table on Sheet 4 indicates that the applicant is proposing 10 more parking spaces than required by the Township zoning ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
4. While the site plan does not depict any proposed changes to the design of the existing driveway entrance, we suggest that the applicant and Township determine if any improvements are required to the existing driveway entrance, due to sight distance issues along this section of Westtown Road.
5. The plan depicts an existing 16.5 foot wide right-of-way on the east side of this section of Westtown Road (State Route 2007). The County Planning Commission’s Multimodal Circulation Handbook (2016 Update) classifies Westtown Road as a major collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Westtown Road. The Handbook is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm.

Page: 4
Re: Final Land Development - Springer Corporate Center
West Goshen Township – LD-02-20-16251

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The header of the Existing Impervious Breakdown table on Sheet 2 was printed on top of General Note 15. This should be corrected by the applicant.
8. The applicant should verify the accuracy of the “bus stop sign” plan note depicted at the driveway entrance. According to a March 3, 2020 site visit, while there is an existing free-standing business sign at this location, there is no bus stop sign for public transit.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: David & Cynthia Springer
Mullin Engineering
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT