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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

June 3, 2020

Mr. Eli Kahn
704 E Market Street Associates LP
120 Pennsylvania Avenue
Malvern, PA 19355

Subject: Subdivision Application No. 20200004
2,635 Square Foot Bank
700 East Market Street

Dear Mr. Kahn:

West Goshen Township is in receipt of the following information prepared by D. L. Howell and Associates, Inc. for a 2,635 square foot bank at 700 East Market Street in West Goshen Township.

1. The Application dated February 28, 2020.
2. Stormwater Management Report dated March 11, 2020.
3. Drawings for Project No. 3614, sheets 1 thru 12 of 12, latest revision dated May 20, 2020.
4. Electronic Plan Submission latest revision dated May 20, 2020.
5. Comments from the Chester County Planning Commission dated April 2, 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 June 9, 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.
Township Engineer

Copy: Casey LaLonde, Township Manager
Derek Davis, Asst. Township Manager
Joseph Russella, D. L. Howell & Associates, Inc.



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

April 2, 2020

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

Re: Final Subdivision and Land Development - Trumark Financial Credit Union
West Goshen Township – SD-03-20-16285 and LD-03-20-16286

Dear Mr. LaLonde:

A Final Subdivision and Land Development Plan entitled "Trumark Financial Credit Union", prepared by D.L. Howell & Associates, Inc., and dated October 24, 2019, was received by this office on March 3, 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 subdivision and land development for your consideration.

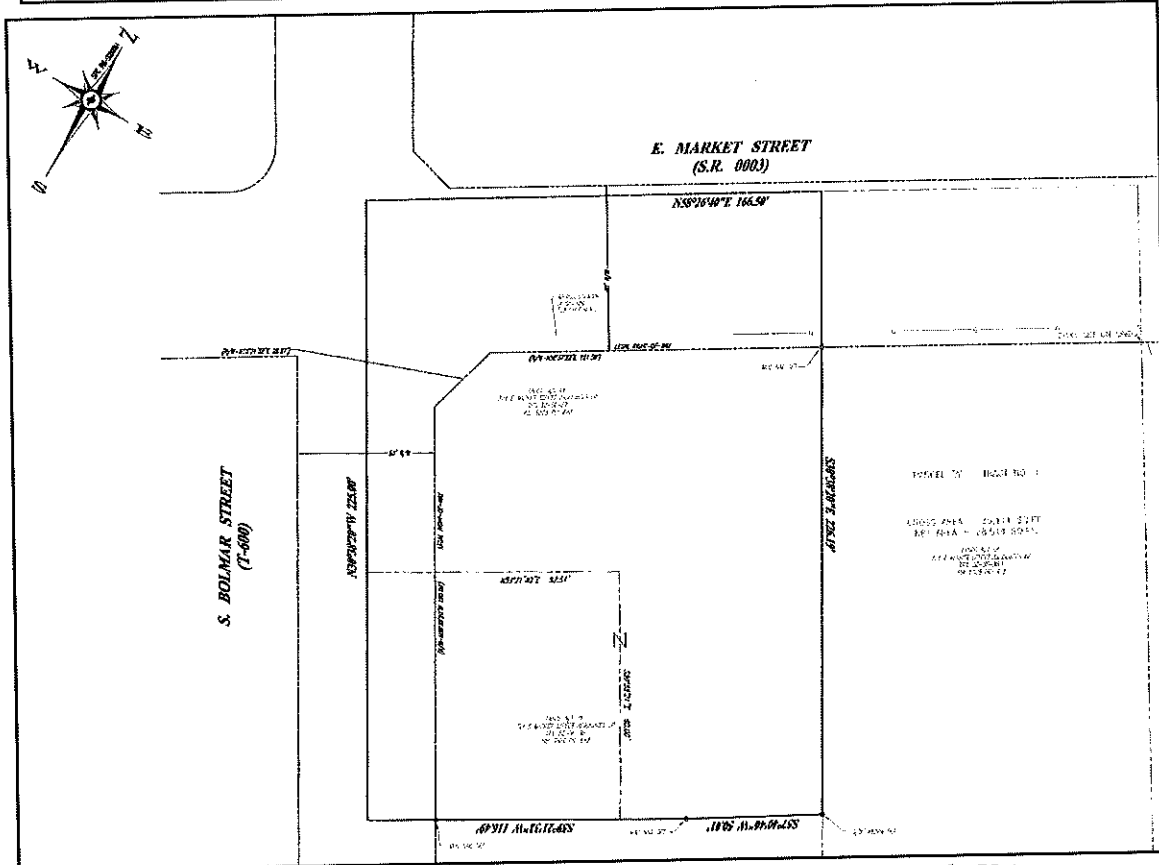
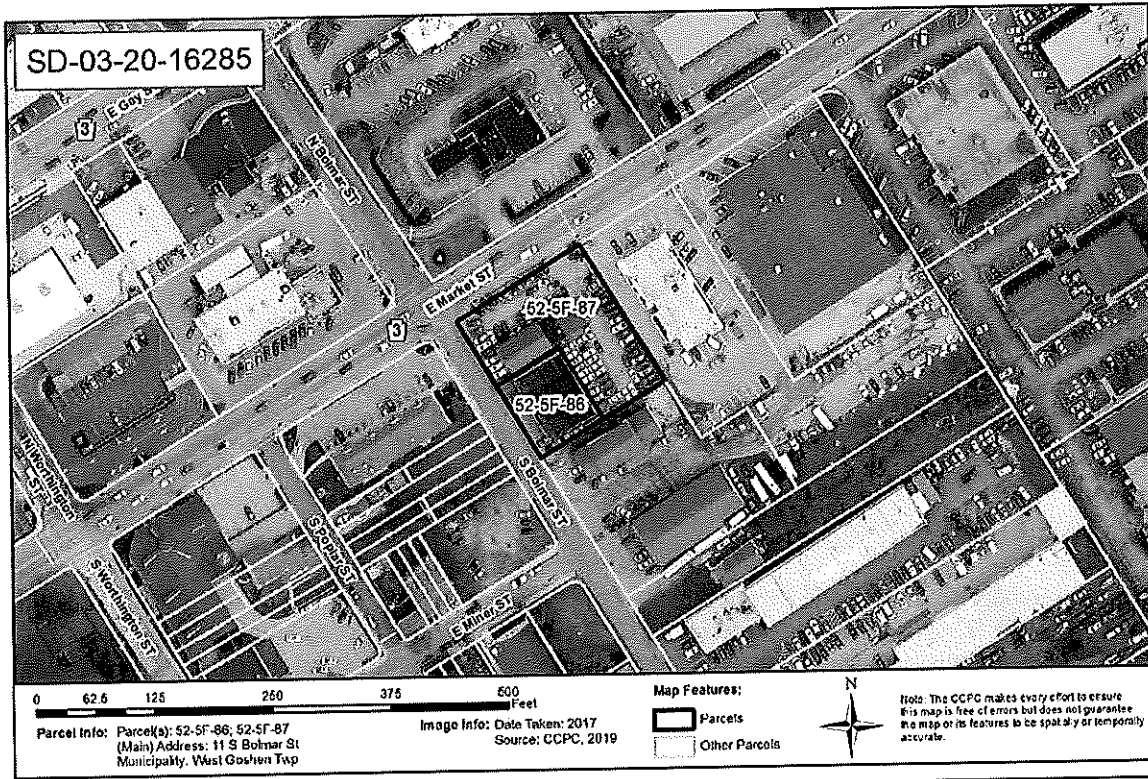
PROJECT SUMMARY:

Location:	the southeast corner of South Bolmar Street and East Market Street
Site Acreage (Subdivision Plan):	0.86 (UPI# 52-5F-86, and 52-5-87)
Site Acreage (Land Development Plan):	1.67 (UPI# 52-5F-86, 52-5F-87, and 52-5F-88.1)
Lots/Units (Subdivision Plan):	2 Existing Lots; 1 Proposed Lot
Non-Res. Square Footage:	2,635
Proposed Land Use:	Bank
New Parking Spaces:	25
Municipal Land Use Plan Designation:	Commercial, Office, High-Density Residential

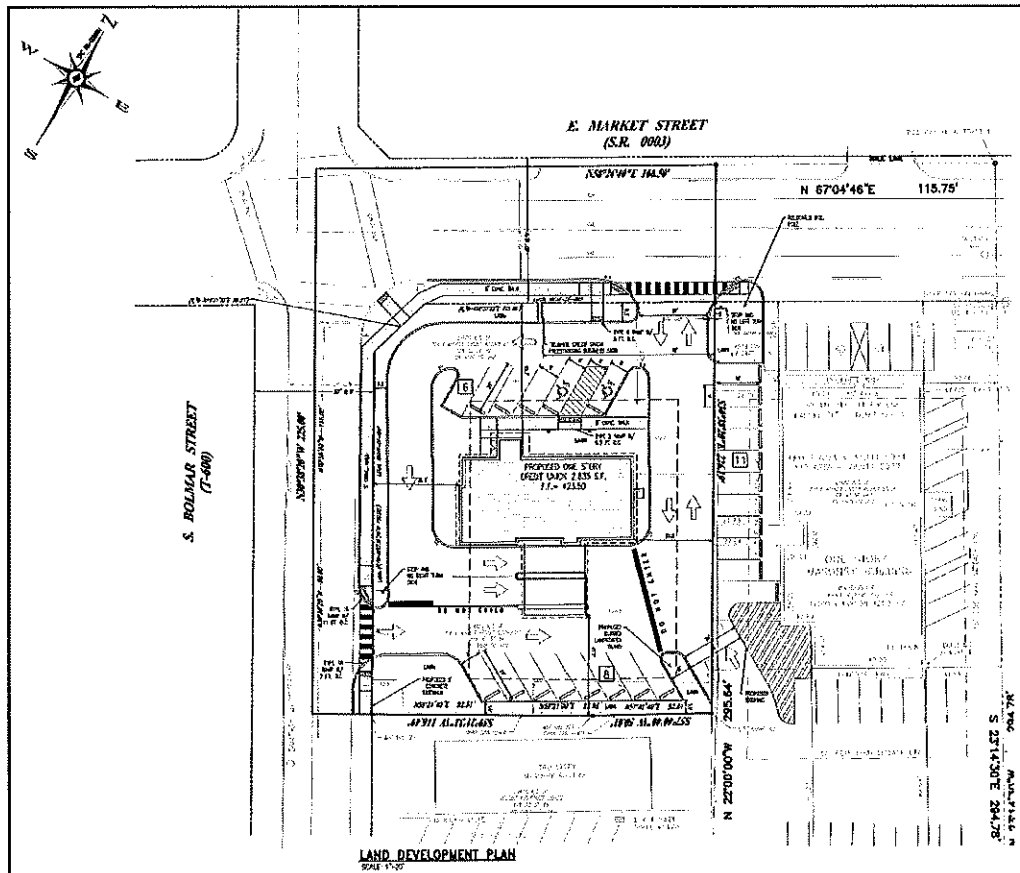
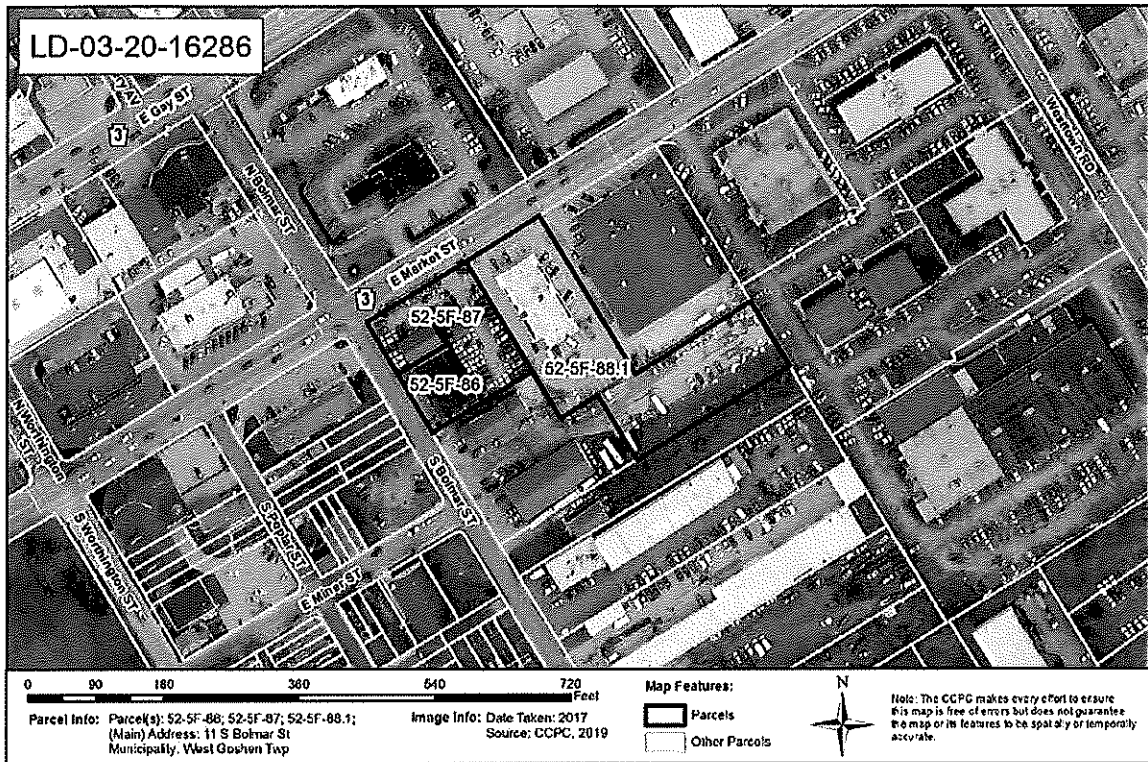
PROPOSAL:

The applicant proposes the consolidation of two existing lots into one lot, along with the construction of a 2,635 square foot bank building with drive-through facilities on the proposed lot. The site plan depicts that, in addition to 14 on-site parking spaces, an additional 11 parking spaces will be provided on the adjoining parcel to the east (this issue is further discussed in comment #4). The existing buildings on UPI# 52-5F-86 and 52-5-87 will be removed. The project site, which will be served by public water and public sewer, is located in the C-5 General Highway Commercial zoning district. The project site adjoins West Chester Borough to the west.

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 subdivision and land development plan.



Site Plan Detail, Sheet 3: Final Subdivision - Trumark Financial Credit Union



Site Plan Detail, Sheet 1: Final Land Development - Trumark Financial Credit Union

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Re: Final Subdivision and Land Development - Trumark Financial Credit Union

West Goshen Township – SD-03-20-16285 and LD-03-20-16286

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed subdivision and land development plan submission is consistent with the objectives of the **Urban Center Landscape**.

WATERSHEDS:

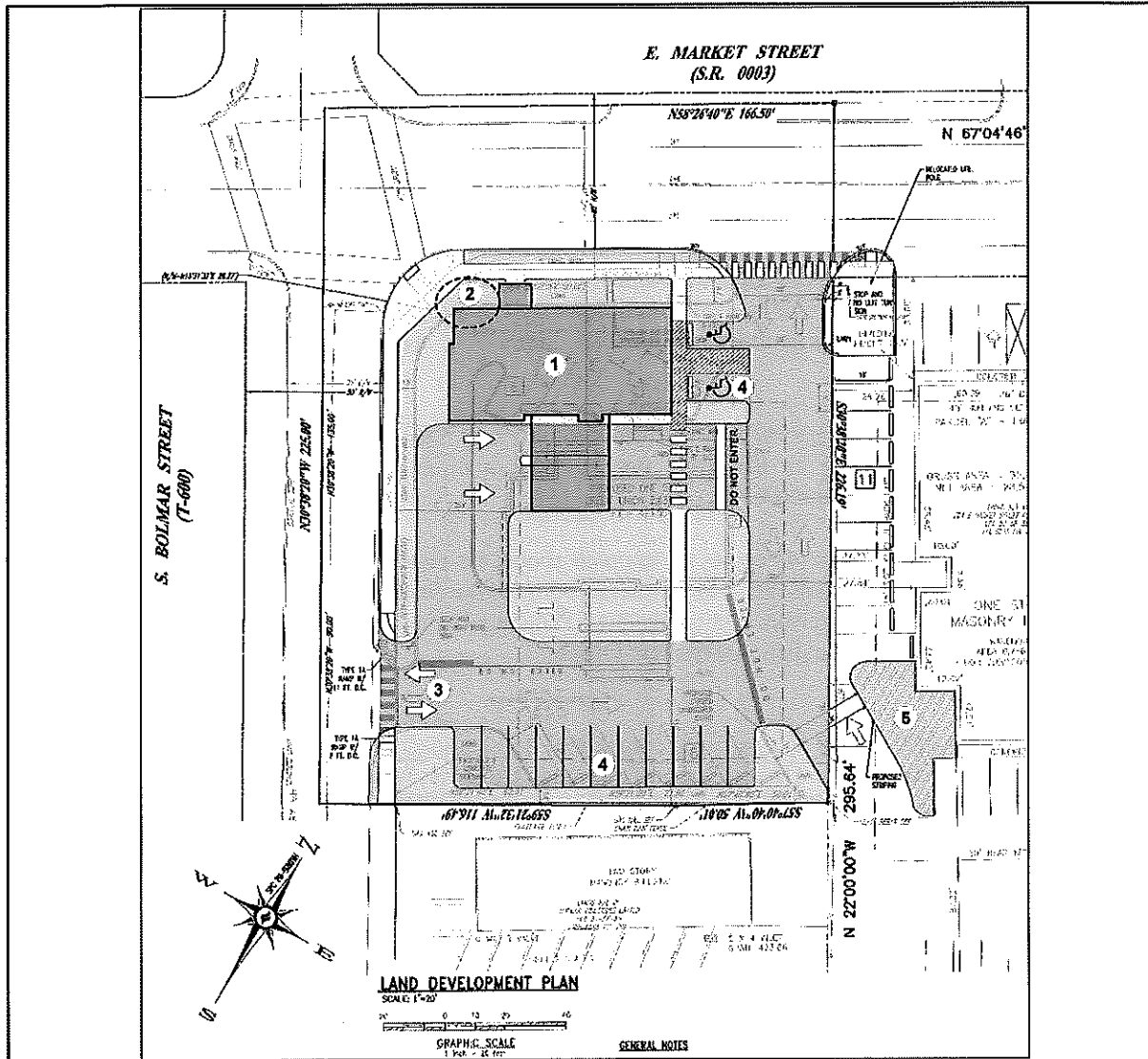
2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Goose Creek subbasin of the Chester Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality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

PRIMARY ISSUES:

3. We acknowledge, and endorse, that sidewalks and crosswalk areas will be provided along South Bolmar Street and East Market Street. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**. We suggest that the applicant and Township investigate the feasibility of providing a planting strip between the sidewalk and the street.
4. The site plan indicates that, in addition to 14 parking spaces provided on-site, an additional 11 parking space will be situated on the adjoining parcel to the east (UPI# 52-5F-88.1). The applicant should identify which parcel(s) will be permitted to utilize these parking spaces (no information is provided on the site plan pertaining to a shared parking arrangement, and the Zoning Data Tabulation table only indicates that 14 parking spaces will be provided) The details of any shared parking arrangement should be incorporated into the deeds of the appropriate lots.
5. We suggest that the applicant and Township investigate the feasibility of a shared driveway entrance on East Market Street for the project site and the adjoining parcel to the east (UPI# 52-5F-88.1), along with the feasibility of eliminating the parking spaces in front of the existing building on the adjoining parcel as part of this shared driveway arrangement. See next page for an illustration of other site opportunities we suggest the applicant investigate.
6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 8) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

7. 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.



FOR ILLUSTRATIVE PURPOSES ONLY

*Base drawing from Sheet 1, Final Land Development – Trumark Financial Credit Union
 Prepared by D.L. Howell & Associates, Inc., dated 10/24/2019*

The intent of the above illustration is to express opportunities to:

1. Locate the proposed bank building close to the corner to provide a strong urban edge to the block and improve visibility from the public realm.
2. Enhance the building’s corner presence with traditional architectural treatments such as a tower, awnings, and/or corner entrance.
3. Eliminate one way traffic scenarios.
4. Relocate front yard parking to the side and rear yard areas.
5. Landscape the proposed striped area to minimize impervious surface coverage.

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8. A plan note on Sheet 1 indicates that a variance was granted from Section 84-52.T.(1) of the Township Zoning Ordinance, pertaining to the distance of a freestanding sign from the street right-of-way line or side or rear yard. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. The date of the Zoning Board's decision, and any conditions of approval issued by the Board, should be indicated on the approved plan.
9. According to the Township Zoning Ordinance, banks and financial institutions require conditional use approval in the C-5 General Highway Commercial zoning district. The final plan should accurately note the date and any conditions set as part of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan.
10. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
11. 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: 704 E. Market Associates, L.P.
J. Loew Property Management, Inc.
D.L. Howell & Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Kevin Gore, Director of Building, Housing & Codes Enforcement, West Chester Borough