

Memorandum  
Notice of Conditional Use Hearing Request

Date: July 20, 2018

To: Casey LaLonde, Township Manager  
Rick Craig, Township Engineer  
David Sander, Township Solicitor

From: William Webb, Zoning Officer

Re: S. New Street                      Conditional Use Application# 02-2018  
Tax Parcel(s) 52-7-7

Subject Property Zoning District- R-3

On July 19, 2018, an application and payment for a Conditional Use hearing was hand delivered to the West Goshen Township Office.

**Relief Requested**

The applicant is seeking a Conditional Use from Section 84-57.10.A (1), to allow for the expansion/extension of existing educational uses. The university is proposing three safety upgrades at the ballfields.

**Time Requirements of the MPC**

Application hand delivered on July 19, 2018 with \$2000 payment. The hearing must take place within 60 days. The applicant has granted an extension until September 30, 2018 and requests to be on the September agenda. **Proposed hearing date September 18, 2018.**

Based on proposed hearing date:

Written notice of hearing given to applicant 1 week prior to hearing (September 12, 2018)

Advertisement- First publication shall be no more than 30 days (August 20, 2018) and second publication shall be no less than 7 (September 12, 2018) days from the date of the hearing/meeting.

Property to be posted one week prior to hearing. (September 12, 2018)



INITIATIVE IN PRACTICE®

MacElree Harvey, Ltd.  
Attorneys at Law  
17 West Miner Street  
West Chester, PA 19382  
610-436-0100 | main  
macelree.com

Brian L. Nagle  
bnagle@macelree.com  
d | 610-840-0224  
f | 610-430-8245

July 19, 2018

Board of Supervisors  
West Goshen Township  
1025 Paoli Pike  
West Chester, PA 19380

**Re: West Chester University - Application for Conditional Use**

Dear Sir/Madam:

Enclosed please find the following submitted on behalf of my client:

- Filing fee of \$2,000.00;
- Application for Conditional Use;
- Narrative in Support thereof;
- 10 copies of the Satellite view; and
- 10 copies of the current site plans.

I hereby extend, with authorization to do so, the time within which the Township is required to hold the above-referenced conditional use hearing under the timeframes of the Municipalities Planning Code such that a hearing commenced on or before September 30, 2018 shall be considered timely for the Application submitted to the Township on July 16, 2018.

Pursuant to our conversation, we are filing the land development and conditional use at the same time with the plan to run the applications concurrently.

Please let me know if you require anything further to schedule a hearing on this matter. Kindly let me know the date of any meetings where the Application will be reviewed or considered. Thank you for your consideration.

Very truly yours,

Brian L. Nagle

/cfg

Enclosures

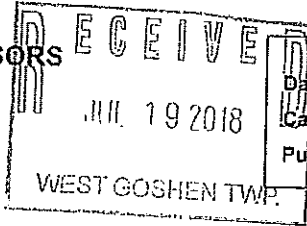
cc: David J. Sander, Esquire (w/enclosures)

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160785.64682



**BOARD OF SUPERVISORS**  
 West Goshen Township  
 1025 Paoli Pike  
 West Chester, PA 19380  
 Phone: (610) 696-5266  
 Fax: (610) 429-0616



**OFFICE USE ONLY**  
 Date Filed: \_\_\_\_\_  
 Case No.: 02-2018  
 Pub. Hrg. Date: 7/18/18

**PETITION BEFORE THE BOARD OF SUPERVISORS OF WEST GOSHEN TOWNSHIP**

CONDITIONAL USE APPLICATION  
 CURATIVE AMENDMENT

PETITION TO AMEND ZONING ORDINANCE  
 MAP CHANGE

PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant/Petitioner

Name: West Chester University of Pennsylvania  
 Address: 700 S. High Street  
West Chester, PA 19382  
 Phone: 610-436-0100 Fax \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

Property Owner

Name: West Chester University of PA of the State System of Higher Education  
 Address: 2986 N. Second Street, Office of General Counsel  
Harrisburg, PA 17110  
 Phone: 717-720-4030 Fax \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

If the applicant is not the legal owner, proof of equitable ownership must be provided with the application, i.e. agreement of sale/lease.

Professional Services (Attorney Representing Applicant)

Name: Brian L. Nagle, Esquire / MacElree Harvey, Ltd.  
 Address: 17 West Miner Street, P.O. Box 660  
West Chester, PA 19382  
 Phone: 610840-0224 Fax \_\_\_\_\_  
 E-Mail: bnagle@macelree.com

(Architect/Designer/Engineer if applicable)

Name: Christopher J Fazio, PE, CME  
 Address: 922 Fayette Street  
Conshohocken, PA 19428  
 Phone: 610-940-1050 Fax \_\_\_\_\_  
 E-Mail: christopher.fazio@rve.com

Property Description

Location (Address, intersection of cross street, general area): South New Street, West Chester University, baseball and softball field

Present Zoning R-3 Total Land Area \_\_\_\_\_ Tax Parcel # 52- 7-7  
 (Square Ft.) 50.3 (Acres)

Present Land Use And Any Existing Improvements Educational use - University Athletic Facilities

Project Description (If applicable, proposed language to be added to or deleted from the Zoning Ordinance may be attached)

\*\*\* See attached Narrative \*\*\*

Petition as requested from applicable section of the West Goshen Township code: 84-12.G(1), 84.57.10

Fee Schedule	
Inter-Municipal transfer of Liquor License	\$ 50.00
Conditional Use	\$ 2,000.00
Amendment to Zoning Ordinance/Map Change	\$ 2,000.00
Curative Amendment	\$ 3,000.00
Special Encroachment Permit	\$ 1,000.00
Each Additional Hearings beyond (2)	\$ 300.00

Applicant: Michael Clark  
 \_\_\_\_\_  
 Print  
 \_\_\_\_\_  
 Signature  
 Owner: James A Lewis  
 \_\_\_\_\_  
 Print  
 \_\_\_\_\_  
 Signature  
 Date: 7/12/18

Note: See Rules of Procedure as set forth in Section 84-70 through 84-75 of the West Goshen Township Zoning Code. All Plans and exhibits must be in a form that can be folded for placement in a file. They will not be accepted if pasted on poster board.

**BEFORE THE BOARD OF SUPERVISORS OF WEST GOSHEN TOWNSHIP**

**In Re: Application for Conditional Use of  
West Chester University of Pennsylvania**

**Narrative in Support of Application**

**I. Introduction and Background**

West Chester University of the Pennsylvania State System of Higher Education (A Commonwealth-Owned Educational Institution and Constituent Part of the State System of Higher Education) (the "University") is the owner of a 50.3 acre +/- parcel of real estate located on North New Street in West Goshen Township, being Chester County UPI No. 52-7-7 (the "Property"). The Property is improved with much of the University's athletic facilities. This includes the University's long-standing baseball and softball fields (the "Ballfields"). The subject application for conditional use is for the "expansion/extension of existing educational uses" pursuant to Chapter 84, Section 57.10.A(1) of the West Goshen Township Zoning Ordinance. To wit, the University is proposing three primary safety upgrades to the Ballfields.

- 1) The softball field dugouts are not in compliance with NCAA requirements. Per the NCAA 2018-2019 Rule Book, Section 2.13.2., it is recommended that dugouts are enclosed at each end and at the rear. For institutional and municipal fields, it is required that the field side of the dugout be protected by netting or fencing not less than 6 feet from the floor of the dugout except for the designated entrances and exits to the field. The project includes a modest expansion of the softball dugouts, and protective softball screening will be added. The softball field will be equipped with a new press box with a hardwired AV system, as an alternative to the portable system that is used now. A new maintenance shed will be added as an alternative to the shed that is located within the existing dugout.

- 2) Larger, up-to-date bleachers for the softball field will offer additional seating for the spectators, instead of sitting on hills near the road. Protective screening will be added to the softball field bleachers to protect from foul balls.
- 3) The existing baseball field bleachers are not consistent with current safety standards and replacement with a larger, up-to-date bleacher is required. The project includes a modest expansion of the baseball dugouts, and protective baseball screening will be added. The baseball field will be equipped with a new press box with a hardwired AV system, as an alternative to the portable system that is used now.
- 4) Finally, both ballfields will be made ADA compliant as a result of the proposed improvements.

## II. Conclusion

No new vehicular or pedestrian traffic is proposed as compared to what exists today. No field lighting is proposed. No nighttime games are proposed.

Testimony and evidence supportive of the Application will be presented at the time of the hearing on the application.

Respectfully submitted,

MacElree Harvey, Ltd.



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By: Brian L. Nagle, Esquire  
Attorneys for Applicant  
17 West Miner Street  
P.O. Box 660  
West Chester, PA 19381-0660  
(610) 436-0100

July 16, 2018

## NOTICE

**NOTICE IS HEREBY GIVEN** that at the regular meeting of the **Board of Supervisors of West Goshen Township**, to be held on Thursday, September 20, 2018, at the Township Building, 1025 Paoli Pike, West Chester, PA 19380, at 7:00 PM, the Board of Supervisors will hold a public hearing to consider, and if appropriate, grant, the application of West Chester University of Pennsylvania for a conditional use for the expansion/extension of existing educational uses in the form of three safety upgrades to existing ballfields on South New Street, West Chester, PA 19382, Chester County Tax Parcel No. 52-7-7. The property is zoned R-3 Residential District in which the expansion/extension of existing educational uses is permitted by conditional use pursuant to Sections 84-12.G(1) and 84-57.10.A. of the West Goshen Township Zoning Ordinance.

If you wish to attend the meeting and are a person with a disability requiring an auxiliary aide, service, or other accommodation to participate in it, please contact the Township at 610-696-5266 to discuss how the Township can best accommodate your needs.

A copy of the conditional use application is available for inspection and copying by the public at the West Goshen Township Building during regular business hours.

Casey LaLonde, Manager  
West Goshen Township  
1025 Paoli Pike  
West Chester, PA 19380  
610-696-5266



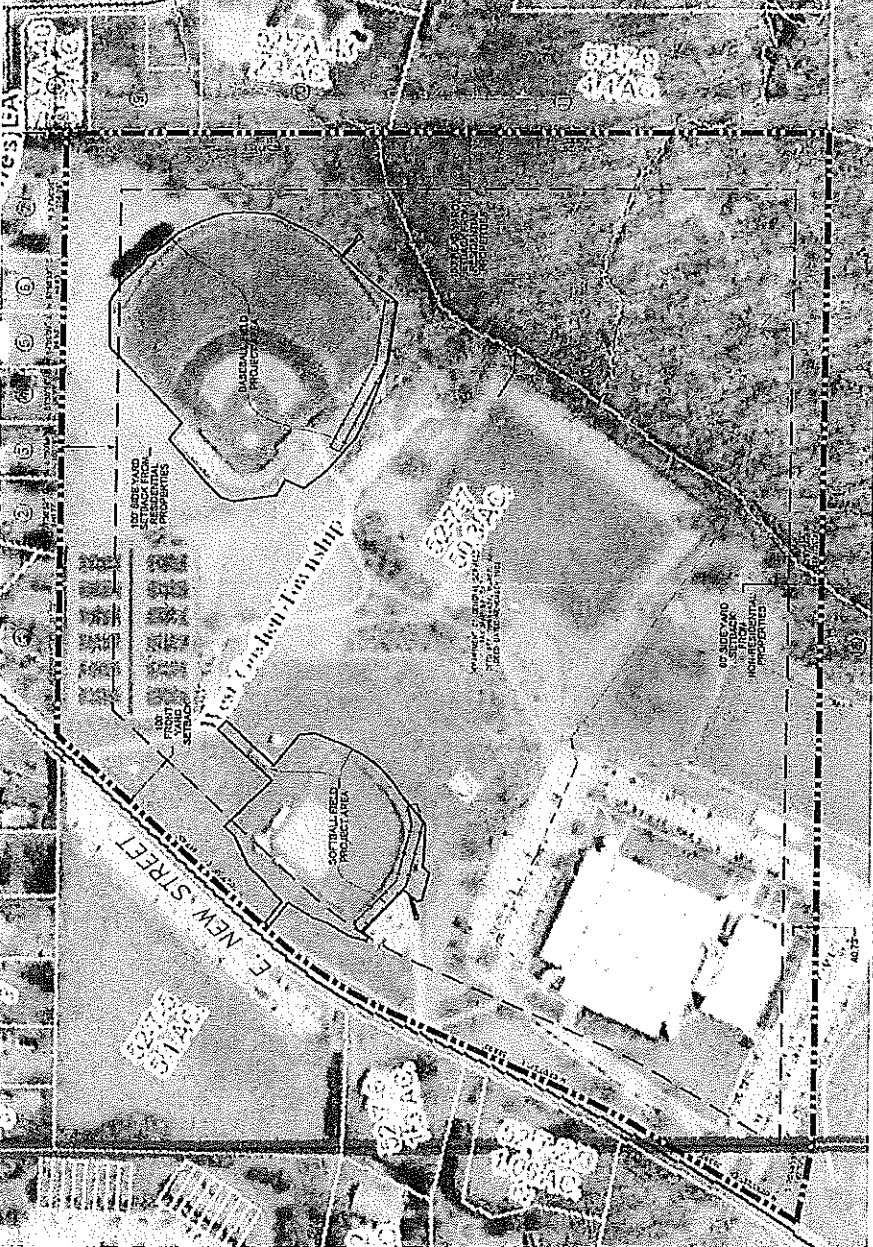


REMINGTON  
&  
VENN  
ENGINEERS  
400 HUNTERS STREET  
SHELBYVILLE, KY 40161  
WWW.REMINGTON-AND-VENN.COM

CHRISTOPHER J. FAZIO  
REGISTERED PROFESSIONAL ENGINEER  
KENTUCKY LICENSE NO. 15008

DATE	REVISION

**AERIAL IMAGE SITE PLAN**  
BASEBALL AND SOFTBALL FIELDS IMPROVEMENTS



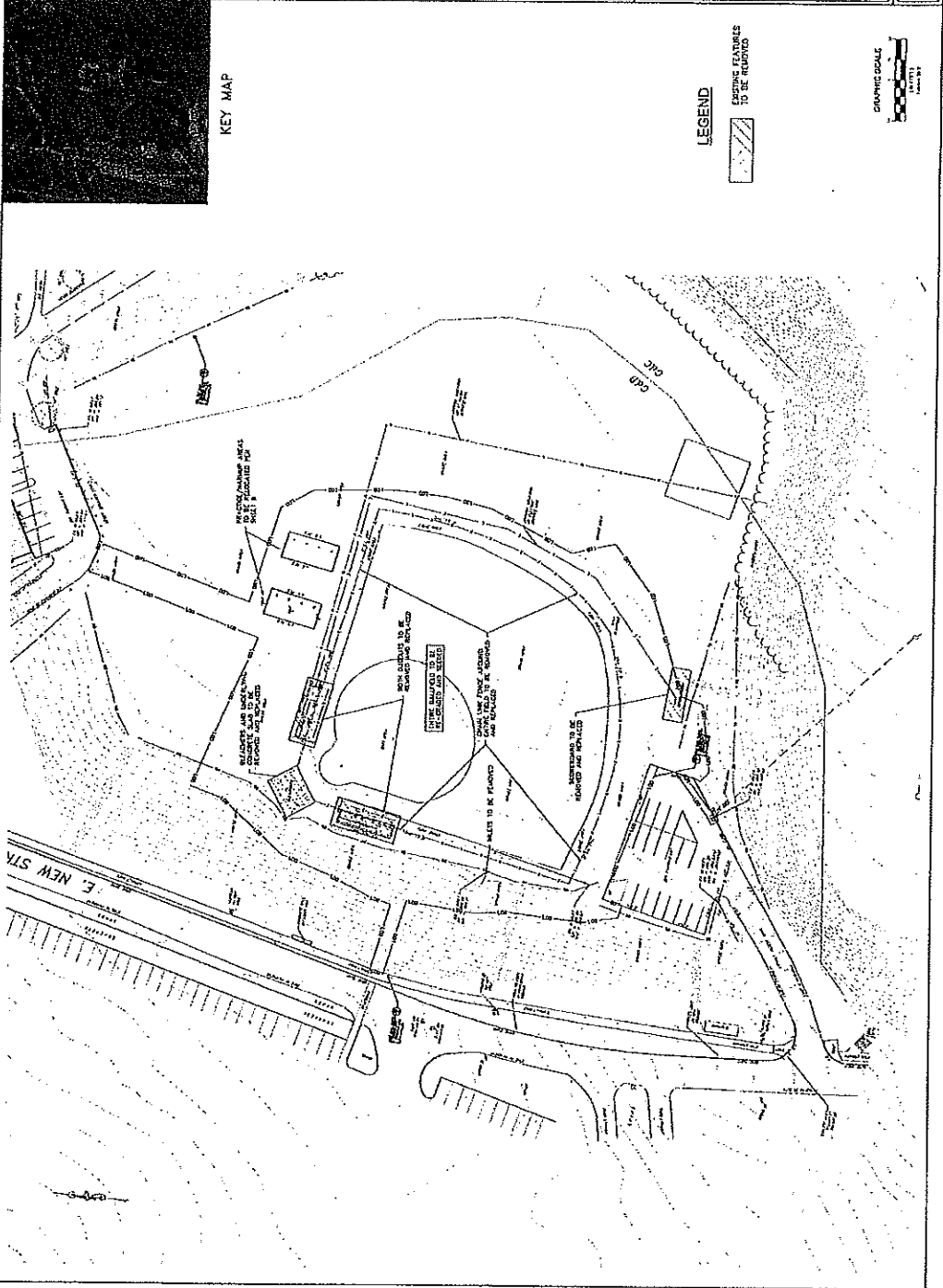
- EXISTING PROPERTIES OWNERS**
- PLAN NO. 202408420001  
24-20-0300-0001  
24-20-0300-0002  
24-20-0300-0003  
24-20-0300-0004  
24-20-0300-0005  
24-20-0300-0006  
24-20-0300-0007  
24-20-0300-0008  
24-20-0300-0009  
24-20-0300-0010

**LEGEND**





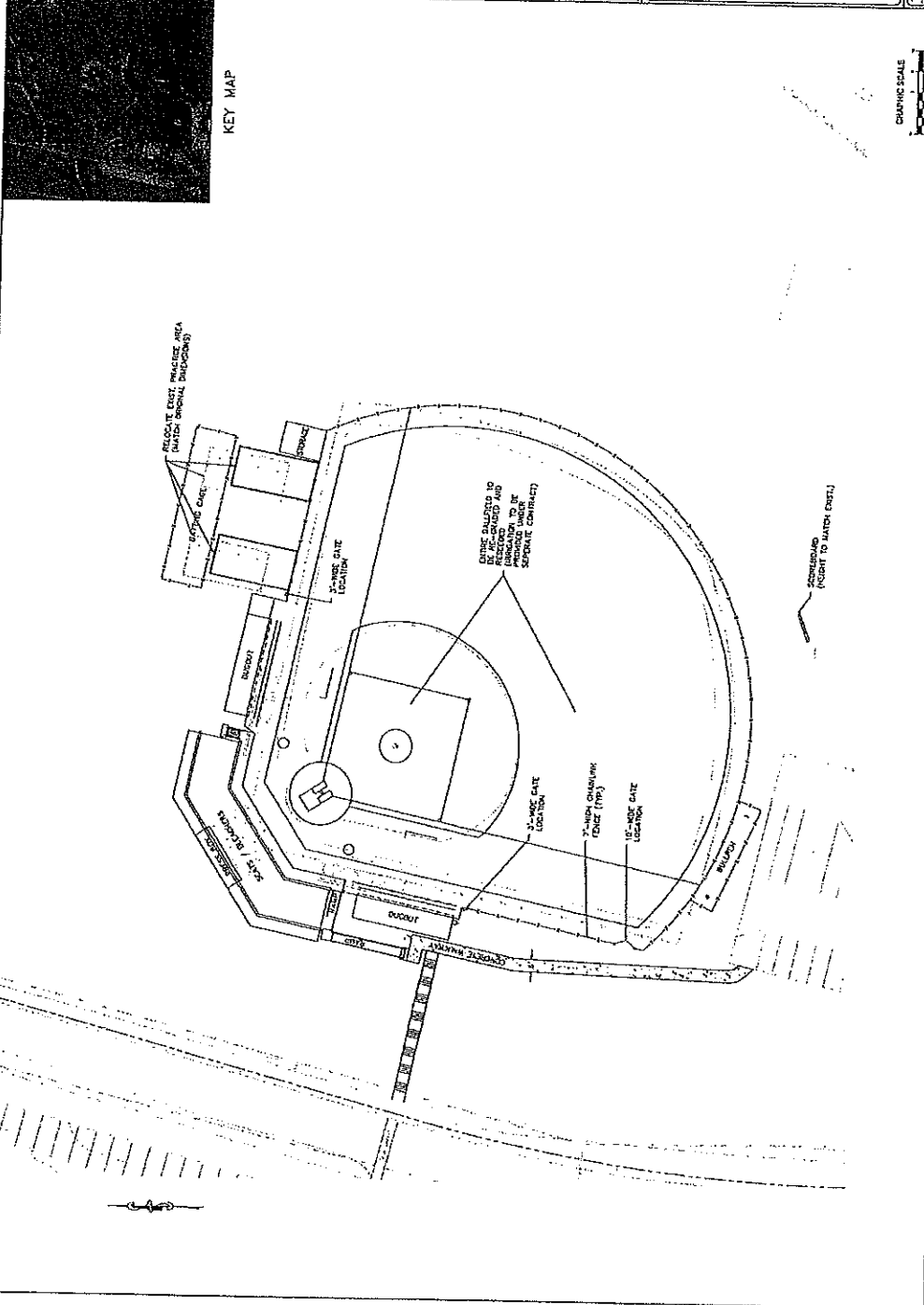

 <b>RVE</b> REMINGTON VAN ENGINEERS ENGINEERS 100 WEST 10TH AVENUE DENVER, CO 80202 TEL: 303.733.1111 FAX: 303.733.1112 WWW.RVE-ENGINEERS.COM	<b>CHRISTOPHER J. FROD</b> PROFESSIONAL ENGINEER IN THE STATE OF COLORADO	PROJECT NO. 15-001 SHEET NO. 0 OF 239
	<b>EXIST. CONDITIONS &amp; DEMOLITION</b> <b>PLAN - SOFTBALL FIELD</b> MECHANICAL CONTRACT BASEBALL AND SOFTBALL FIELDS IMPROVEMENTS CITY OF DENVER	DATE: 08/11/15 DRAWING SCALE: 1" = 40'



<b>RVE</b> REMINGTON & VERNICK ENGINEERS <small>INCORPORATED IN FLORIDA</small> <small>1000 N.W. 10TH AVENUE, SUITE 200</small> <small>MIAMI, FLORIDA 33136</small> <small>TEL: (305) 576-1234</small> <small>FAX: (305) 576-1234</small> <small>WWW.RVEENGINEERS.COM</small>	<b>CHRISTOPHER J. Fazio</b> <small>PROFESSIONAL ENGINEER - FLORIDA</small> <small>NO. 12345</small>	<b>PROJECT NO. 10000</b> <b>DATE: 10/01/2020</b>
	<b>BASEBALL AND SOFTBALL FIELDS IMPROVEMENTS</b>	
	<b>IMPROVEMENTS PLAN</b> <b>SOFTBALL FIELD</b>	

GRAPHIC SCALE  
 0' 10' 20'

KEY MAP



**RVE**  
**REARRESTON**  
**ENGINEERS**  
**ARCHITECTS**  
 477 GARDENERS  
 BRIDGEWATER, N.J. 07005  
 TEL: 908-885-1000  
 FAX: 908-885-1001  
 WWW.RVE.COM

**CHRISTOPHER J. FAZIO**  
 LICENSED PROFESSIONAL ENGINEER  
 LICENSE NO. 35212

**BASEBALL AND SOFTBALL FIELDS IMPROVEMENTS**  
 WEST-2100 UNIVERSITY  
 BASEBALL FIELD  
**IMPROVEMENTS PLAN**

DATE: 12/15/11  
 SHEET NO. 1 OF 1

