

WEST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE NO. 01-2020

AN ORDINANCE OF WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST GOSHEN TOWNSHIP REVISED ZONING ORDINANCE OF 1990, WHICH IS CODIFIED AS CHAPTER 84 OF THE WEST GOSHEN TOWNSHIP CODE, BY AMENDING THE WEST GOSHEN TOWNSHIP ZONING MAP, WHICH IS ADOPTED IN SECTION 84-5A OF THE ORDINANCE BY REZONING PARCEL 52-7-29.1, WHICH IS CURRENTLY ZONED C-3 LIMITED HIGHWAY COMMERCIAL DISTRICT TO R-3 RESIDENTIAL DISTRICT.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of West Goshen Township, that the West Goshen Township Revised Zoning Ordinance of 1990, which is codified in Chapter 84 of the West Goshen Township Code, (the "Ordinance") is further revised as follows:

SECTION 1. The Zoning Map of the Township of West Goshen, which is adopted as part of the Zoning Ordinance in Section 84-5.A, shall be amended to rezone the following parcel of property so that it is located in the R-3 Residential District as depicted on the attached excerpt from the Zoning Map which is attached hereto as Exhibit "A".

<u>Parcel No.</u>	<u>Legal Owner</u>	<u>Property Address</u>
52-7-29.1	Christopher R. Simmler	940 S. Walnut Street West Chester, PA 19382

SECTION 2. Severability. If any sentence, clause, section, or part 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 and 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 herein.

SECTION 3. Effective Date. This Ordinance shall become effective five (5) days following the enactment as by law provided.

ENACTED AND ORDAINED this _____ day _____, 2020.

ATTEST:

**BOARD OF SUPERVISORS
WEST GOSHEN TOWNSHIP**

Casey LaLonde, Secretary

Robin Stuntebeck, Chair

Shaun Walsh, Vice-Chair

Ashley Gagné, Member

John Hellman, Member

Hugh J. Purnell, Jr., Member

WEST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 01-2020

AN ORDINANCE OF WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST GOSHEN TOWNSHIP REVISED ZONING ORDINANCE OF 1990, WHICH IS CODIFIED AS CHAPTER 84 OF THE WEST GOSHEN TOWNSHIP CODE, BY AMENDING THE WEST GOSHEN TOWNSHIP ZONING MAP, WHICH IS ADOPTED IN SECTION 84-5A OF THE ORDINANCE BY REZONING PARCEL 52-7-29.1, WHICH IS CURRENTLY ZONED C-3 LIMITED HIGHWAY COMMERCIAL DISTRICT TO R-3 RESIDENTIAL DISTRICT.

EXHIBIT LIST

Hearing Date: Tuesday, March 17, 2020, at 7:00 p.m.; postponed until April 21, 2020, at 7:00 p.m.

- B-1: Proof of Publication in the *Daily Local News* on March 2, 2020 and March 9, 2020
- B-2: Letter dated March 3, 2020 from Kristin S. Camp to the Chester County Law Library providing proposed amendment for public inspection
- B-3: Letter dated March 3, 2020 from Kristin S. Camp to the *Daily Local News* providing proposed amendment for public inspection
- B-4: Correspondence dated February 6, 2020 to property owner, Christopher R. Simmler
- B-5: Affidavit of Posting dated March 4, 2020
- B-6: Chester County Planning Commission review letter dated February 11, 2020

EXHIBIT B-1

Daily Local News

Publication Name:

Daily Local News

Publication URL:

Publication City and State:

West Chester, PA

Publication County:

Chester

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

202004170835171985226

2905709331

Notice URL:

[Back](#)

Notice Publish Date:

Monday, March 02, 2020

Notice Content

NOTICE IS GIVEN that the Board of Supervisors of West Goshen Township will conduct a public hearing on Tuesday, March 17, 2020 as part of the regularly scheduled public meeting which begins at 7:00 p.m., prevailing time at the West Goshen Township Building, 1025 Paoli Pike, West Chester, Pennsylvania 19380, to consider and possibly adopt an Ordinance. The Ordinance amends the West Goshen Township Zoning Ordinance with the following title and summary: AN ORDINANCE OF WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST GOSHEN TOWNSHIP REVISED ZONING ORDINANCE OF 1990, WHICH IS CODIFIED AS CHAPTER 84 OF THE WEST GOSHEN TOWNSHIP CODE, BY AMENDING THE WEST GOSHEN TOWNSHIP ZONING MAP, WHICH IS ADOPTED IN SECTION 84-5A OF THE ORDINANCE BY REZONING PARCEL 52-7-29.1, WHICH IS CURRENTLY ZONED C-3 LIMITED HIGHWAY COMMERCIAL DISTRICT TO R-3 RESIDENTIAL DISTRICT. The complete verbatim text of the proposed Ordinance is available for public inspection and may be examined without charge or obtained for a charge not greater than the cost thereof at the Township's administrative offices at the above address during normal business hours and is also on file for public inspection at the offices of the Daily Local News by calling 215-648-1066 and the Chester County Law Library, Chester County Justice Center, Suite 2400, 201 W. Market Street, West Chester, PA 19380, where the same may be examined without charge. If any person requires an accommodation to participate in the hearing, please contact the Township building at least 24 hours in advance of the hearing at (610) 696-5266. Kristin S. Camp, Esquire West Goshen Township Solicitor DLN: 3/2 & 3/9; 1a

[Back](#)

Daily Local News

Publication Name:

Daily Local News

Publication URL:

Publication City and State:

West Chester, PA

Publication County:

Chester

Notice Popular Keyword Category:

Notice Keywords:

West Goshen Township

Notice Authentication Number:

202004170824317580990

2905709331

Notice URL:

[Back](#)

Notice Publish Date:

Monday, March 09, 2020

Notice Content

NOTICE IS GIVEN that the Board of Supervisors of West Goshen Township will conduct a public hearing on Tuesday, March 17, 2020 as part of the regularly scheduled public meeting which begins at 7:00 p.m., prevailing time at the West Goshen Township Building, 1025 Paoli Pike, West Chester, Pennsylvania 19380, to consider and possibly adopt an Ordinance. The Ordinance amends the West Goshen Township Zoning Ordinance with the following title and summary: AN ORDINANCE OF WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST GOSHEN TOWNSHIP REVISED ZONING ORDINANCE OF 1990, WHICH IS CODIFIED AS CHAPTER 84 OF THE WEST GOSHEN TOWNSHIP CODE, BY AMENDING THE WEST GOSHEN TOWNSHIP ZONING MAP, WHICH IS ADOPTED IN SECTION 84-5A OF THE ORDINANCE BY REZONING PARCEL 52-7-29.1, WHICH IS CURRENTLY ZONED C-3 LIMITED HIGHWAY COMMERCIAL DISTRICT TO R-3 RESIDENTIAL DISTRICT. The complete verbatim text of the proposed Ordinance is available for public inspection and may be examined without charge or obtained for a charge not greater than the cost thereof at the Township's administrative offices at the above address during normal business hours and is also on file for public inspection at the offices of the Daily Local News by calling 215-648-1066 and the Chester County Law Library, Chester County Justice Center, Suite 2400, 201 W. Market Street, West Chester, PA 19380, where the same may be examined without charge. If any person requires an accommodation to participate in the hearing, please contact the Township building at least 24 hours in advance of the hearing at (610) 696-5266. Kristin S. Camp, Esquire West Goshen Township Solicitor DLN: 3/2 & 3/9; 1a

[Back](#)

EXHIBIT B-2

Ali Fidanza

From: Law Library <lawlibrary@chesco.org>
Sent: Wednesday, March 04, 2020 1:18 PM
To: Ali Fidanza
Subject: RE: Proposed Amendment - West Goshen Township (Ch. 84 - zoning map amendment)

Filed, thanks.

From: Ali Fidanza [mailto:afidanza@buckleyllp.com]
Sent: Tuesday, March 03, 2020 2:46 PM
To: Law Library
Subject: [EXTERNAL] - Proposed Amendment - West Goshen Township (Ch. 84 - zoning map amendment)

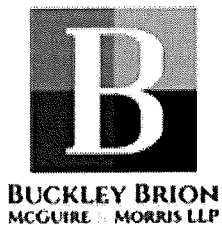
CAUTION: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
Any questions or concerns please contact the Help Desk 610-344-4357

Good afternoon,

Attached is a proposed Zoning Ordinance amendment for West Goshen Township to be made available for public inspection at the Law Library prior to its adoption on March 17, 2020. Please sign the attached letter and email it back to me at your convenience. Thank you!

Please let me know if you have any questions.

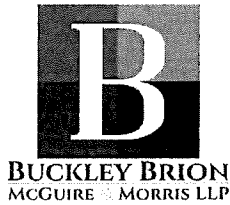
Ali



Ali K. Fidanza, Legal Assistant
BUCKLEY BRION MCGUIRE & MORRIS LLP

118 W. Market Street, Suite 300
West Chester, PA 19382-2928
D: 610.235.0049 | M: 610.436.4400 Ext.1410
F: 610.436.8305
www.buckleyllp.com

This County of Chester e-mail message, including any attachments, is intended for the sole use of the individual(s) and entity(ies) to whom it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone this e-mail message including any attachments, or any information contained in this e-mail message including any attachments. If you have received this e-mail message in error, please immediately notify the sender by reply e-mail and delete the message. Thank you very much.



KRISTIN S. CAMP
p: 610.436.4400 Ext# 1050
f: 610.436.8305
e: kcamp@buckleyllp.com
118 W. Market Street, Suite 300
West Chester, PA 19382-2928

March 3, 2020

VIA EMAIL: lawlibrary@chesco.org

Chester County Law Library
201 W. Market Street
Suite 2400
West Chester, Pennsylvania 19380

Re: Proposed Ordinance amending Chapter 84 of the West Goshen Township Code, entitled,
"Zoning" – Zoning Map Amendment (940 S. Walnut Street; TPN: 52-7-29.1)

Dear Sir/Madam:

Enclosed for filing in the Chester County Law Library is a true and correct copy of the above-captioned Ordinance amendment which must be filed with your offices and be made available for public inspection prior to its adoption by the West Goshen Township Board of Supervisors on Tuesday, March 17, 2020.

Please execute a copy of this letter and email it back to my assistant, Ali Fidanza, at afidanza@buckleyllp.com.

Should you have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,


Kristin S. Camp

KSC/akf
Enclosure

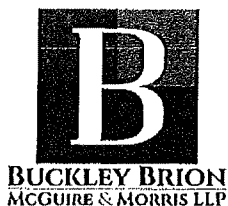
cc: Casey LaLonde, Township Manager (*w/ encl.; via email*)

Received by Chester County Law Library on _____, 2020.

(signature)

Please Print Name _____

EXHIBIT B-3



KRISTIN S. CAMP
p: 610.436.4400 Ext# 1050
f: 610.436.8305
e: kcamp@buckleyllp.com
118 W. Market Street, Suite 300
West Chester, PA 19382-2928

March 3, 2020

VIA EMAIL: legals@dailylocal.com

Daily Local News
307 Derstine Ave.
Lansdale, PA 19446

Re: Proposed Ordinance amending Chapter 84 of the West Goshen Township Code, entitled, "Zoning" – Zoning Map Amendment (940 S. Walnut Street; TPN: 52-7-29.1)

Dear Sir/Madam:

Enclosed for filing in the offices of the Daily Local News is a true and correct copy of the above-captioned Ordinance amendment which must be filed with your offices and be made available for public inspection prior to its adoption by the West Goshen Township Board of Supervisors on Tuesday, March 17, 2020.

Please execute a copy of this letter and email it back to my assistant, Ali Fidanza, at afidanza@buckleyllp.com.

Should you have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,


Kristin S. Camp

KSC/akf

Enclosure - NOT FOR ADVERTISEMENT

cc: Casey LaLonde, Township Manager (w/encl.)

Received by Daily Local News on

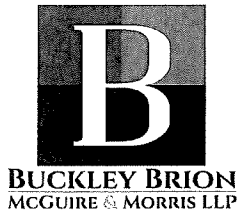
March 3, 2020.

Beverly Wolfe (signature)

Please Print Name

Beverly Wolfe

EXHIBIT B-4



KRISTIN S. CAMP
p: 610.436.4400 Ext# 1050
f: 610.436.8305
e: kcamp@buckleyllp.com
118 W. Market Street, Suite 300
West Chester, PA 19382-2928

February 6, 2020

Mr. Christopher R. Simmler
940 S. Walnut Street
West Chester, PA 19382

Re: Notice of Proposed Zoning Map Amendment in West Goshen Township
Chester County Tax Parcel No: 52-7-29.1
Property Address: 940 S. Walnut Street

Dear Ms. Simmler:

Pursuant to Section 609 of the Pennsylvania Municipalities Planning Code (the "MPC"), we are providing you with notice of a proposed Zoning Ordinance amendment which will rezone your property from C-3 Limited Highway Commercial District to R-3 Residential District.

A public hearing to consider and possibly adopt the proposed amendment to the West Goshen Township Zoning Ordinance is scheduled to be held on **Tuesday, March 17, 2020 at 7:00 p.m.** before the West Goshen Township Board of Supervisors at the West Goshen Township Municipal Building, 1025 Paoli Pike, West Chester, Pennsylvania.

Enclosed is the public notice of the hearing to consider the Ordinance amendment. The Township will also be posting your property with the enclosed notice at least one week prior to the hearing. We would appreciate it if you would allow this notice to remain on the front of your property in a conspicuous location until after the scheduled hearing date to comply with MPC requirements. I have enclosed a copy of the proposed Ordinance.

If you have any questions concerning the proposed zoning amendment, please contact the Township Zoning Officer, William Webb, at (610) 696-5266.

Very truly yours,



Kristin S. Camp

KSC/akf
Enclosure

cc: *via email*
Casey LaLonde, Township Manager
Derek Davis, Assistant Township Manager
William Webb, Township Zoning Officer
Richard J. Craig, Township Engineer / Assistant Zoning Officer

NOTICE IS GIVEN that the Board of Supervisors of West Goshen Township will conduct a public hearing on **Tuesday, March 17, 2020** as part of the regularly scheduled public meeting which begins at 7:00 p.m., prevailing time at the West Goshen Township Building, 1025 Paoli Pike, West Chester, Pennsylvania 19380, to consider and possibly adopt an Ordinance. The Ordinance amends the West Goshen Township Zoning Ordinance with the following title and summary:

AN ORDINANCE OF WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST GOSHEN TOWNSHIP REVISED ZONING ORDINANCE OF 1990, WHICH IS CODIFIED AS CHAPTER 84 OF THE WEST GOSHEN TOWNSHIP CODE, BY AMENDING THE WEST GOSHEN TOWNSHIP ZONING MAP, WHICH IS ADOPTED IN SECTION 84-5A OF THE ORDINANCE BY REZONING PARCEL 52-7-29.1, WHICH IS CURRENTLY ZONED C-3 LIMITED HIGHWAY COMMERCIAL DISTRICT TO R-3 RESIDENTIAL DISTRICT.

The complete verbatim text of the proposed Ordinance is available for public inspection and may be examined without charge or obtained for a charge not greater than the cost thereof at the Township's administrative offices at the above address during normal business hours and is also on file for public inspection at the offices of the *Daily Local News* by calling 215-648-1066 and the Chester County Law Library, Chester County Justice Center, Suite 2400, 201 W. Market Street, West Chester, PA 19380, where the same may be examined without charge. If any person requires an accommodation to participate in the hearing, please contact the Township building at least 24 hours in advance of the hearing at (610) 696-5266.

Kristin S. Camp, Esquire
West Goshen Township Solicitor

PLEASE PUBLISH ON MARCH 2, 2020 AND MARCH 9, 2020

EXHIBIT B-5

STATE OF PENNSYLVANIA }
COUNTY OF CHESTER } ss:
TOWNSHIP OF WEST GOSHEN }

AFFIDAVIT OF POSTING

I, William E. Webb, Zoning Officer for West Goshen Township, being duly authorized, do hereby declare that on the 4th, day of March, 2020, I posted the attached meeting notice at the following location:

Location and Address

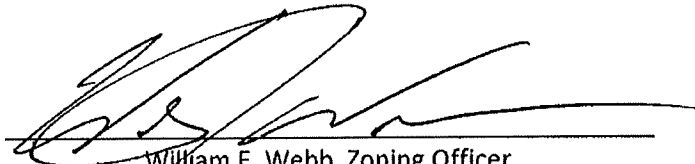
Parcel No.

940 S Walnut Street

52-7-29.1

Furthermore, I mailed the attached hearing notice to all parcels within 1000' of the subject property. This mailing was completed on March 4, 2020. The mailing list is attached to this affidavit and shall be part of the record.

Signed:


William E. Webb, Zoning Officer
West Goshen Township

NOTICE IS GIVEN that the Board of Supervisors of West Goshen Township will conduct a public hearing on **Tuesday, March 17, 2020** as part of the regularly scheduled public meeting which begins at 7:00 p.m., prevailing time at the West Goshen Township Building, 1025 Paoli Pike, West Chester, Pennsylvania 19380, to consider and possibly adopt an Ordinance. The Ordinance amends the West Goshen Township Zoning Ordinance with the following title and summary:

AN ORDINANCE OF WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST GOSHEN TOWNSHIP REVISED ZONING ORDINANCE OF 1990, WHICH IS CODIFIED AS CHAPTER 84 OF THE WEST GOSHEN TOWNSHIP CODE, BY AMENDING THE WEST GOSHEN TOWNSHIP ZONING MAP, WHICH IS ADOPTED IN SECTION 84-5A OF THE ORDINANCE BY REZONING PARCEL 52-7-29.1, WHICH IS CURRENTLY ZONED C-3 LIMITED HIGHWAY COMMERCIAL DISTRICT TO R-3 RESIDENTIAL DISTRICT.

The complete verbatim text of the proposed Ordinance is available for public inspection and may be examined without charge or obtained for a charge not greater than the cost thereof at the Township's administrative offices at the above address during normal business hours and is also on file for public inspection at the offices of the *Daily Local News* by calling 215-648-1066 and the Chester County Law Library, Chester County Justice Center, Suite 2400, 201 W. Market Street, West Chester, PA 19380, where the same may be examined without charge. If any person requires an accommodation to participate in the hearing, please contact the Township building at least 24 hours in advance of the hearing at (610) 696-5266.

Kristin S. Camp, Esquire
West Goshen Township Solicitor

PLEASE PUBLISH ON MARCH 2, 2020 AND MARCH 9, 2020

NOTICE IS GIVEN that the Board of Supervisors of West Goshen Township will conduct a public hearing on Tuesday, March 17, 2020 as part of the regularly scheduled public meeting which begins at 7:00 p.m., prevailing time at the West Goshen Township Building, 1023 Peach Pike, West Chester, Pennsylvania 19380, to consider and possibly adopt an Ordinance. The Ordinance amends the West Goshen Township Zoning Ordinance with the following title and summary:

AN ORDINANCE OF WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST GOSHEN TOWNSHIP REVISED ZONING ORDINANCE OF 1999, WHICH IS COPIED AS CHAPTER 84 OF THE WEST GOSHEN TOWNSHIP CODE, BY AMENDING THE WEST GOSHEN TOWNSHIP ZONING MAP, WHICH IS ADOPTED IN SECTION 44-64 OF THE ORDINANCE BY REZONING PARCEL 52-7-29.1, WHICH IS CURRENTLY ZONED C-3 LIMITED HIGHWAY COMMERCIAL DISTRICT TO R-3 RESIDENTIAL DISTRICT.

The complete verbatim text of the proposed Ordinance is available for public inspection and may be examined without charge or obtained for a charge not greater than the cost thereof at the Township's administrative offices at the above address during normal business hours and is also on file for public inspection at the offices of the County Justice Center, Suite 3420, 201 W. Market Street, West Chester, PA 19380, where the same may be examined without charge. If any person requires an accommodation to participate in the hearing, please contact the Township building at least 24 hours in advance of the hearing at 301.690.6206.

Kristin S. Carr, Esquire
West Goshen Township Solicitor

PLEASE PUBLISH ON MARCH 2, 2020 AND MARCH 9, 2020

Richard & Mary E Tygh
939 S Walnut Street
West Chester, PA 19382

Robert Thomas & Barbara E Cooper
931 S Walnut Street
West Chester, PA 19382

Robert Thomas & Barbara E Cooper
931 S Walnut Street
West Chester, PA 19382

Joseph E & Michelle M Tighe
933 S Walnut St
West Chester, PA 19382

8 Stones West Chester LLC
943 S High St
West Chester, PA 19382

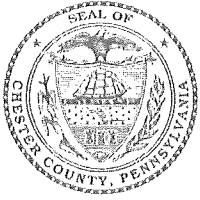
Christopher R Simmler
940 S WALNUT ST
West Chester, PA 19382

8 Stones West Chester LLC
943 S HIGH ST
West Chester, PA 19382

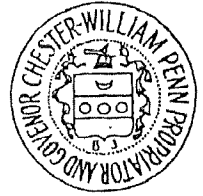
8 Stones West Chester LLC
943 S High St
West Chester, PA 19382

Compton, Stephen V & Donna Connors, Dav
520 Vernon Rd
Springfield, PA 19064

EXHIBIT B-6



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

February 11, 2020

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

Re: Zoning Map Amendment – Rezoning UPI# 52-7-29.1 from C-3 to R-3
West Goshen Township - ZM-01-20-16220

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed West Goshen Township Zoning Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 23, 2020. We offer the following comments to assist in your review of the proposed West Goshen Township Zoning Map amendment.

DESCRIPTION:

1. West Goshen Township proposes to change the zoning of UPI# 52-7-29.1, located at 940 South Walnut Street, from C-3 Limited Highway Commercial to R-3 Residential. The site is bisected by the municipal boundary with Westtown Township, and contains a dwelling within the Westtown Township portion. Commercial land uses are located to the north and west of this site, and single-family dwellings are located to the east and south.

LANDSCAPES:

2. The site that is proposed for rezoning is located within the **Suburban Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed rezoning is consistent with the objectives of the **Suburban Landscape**.

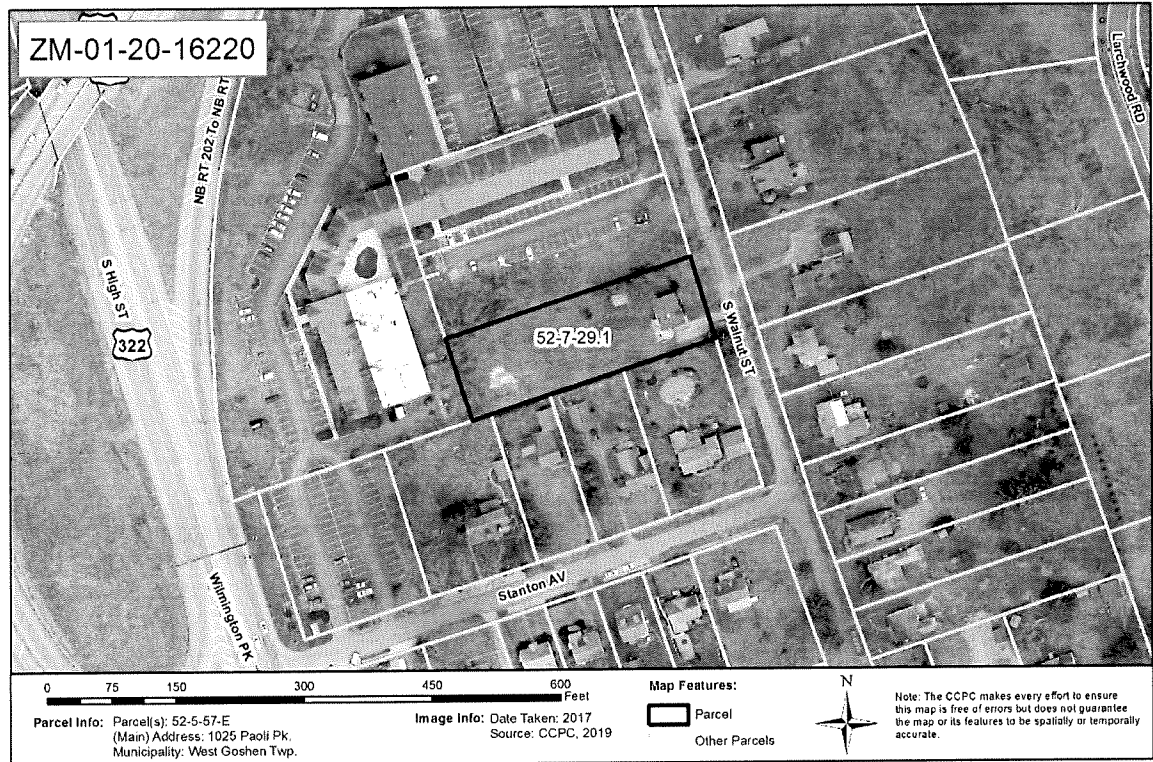
COMMENTS:

3. As stated in Comment 1, the site is bisected by the municipal boundary with Westtown Township. The 2017 Westtown Township Comprehensive Plan's Future Land Use map places the Westtown Township portion of the site, as well as the area immediately to the south of the site, within the Neighborhood Conservation category. The Westtown Township Zoning Ordinance places the site and the adjoining areas within the R-2 Suburban Residential district, although a C-1 Commercial district is nearby to the west.

Page: 2

Re: Zoning Map Amendment – Rezoning UPI# 52-7-29.1 from C-3 to R-3
West Goshen Township - ZM-01-20-16220

4. The 2019 West Goshen Township Comprehensive Plan's Future Development Plan map places the site within the Commercial, Office, Industrial Infill category. The West Goshen Township Zoning Ordinance currently places this site within the C-3 Limited Highway Commercial district, although an R-3 Residential district is located immediately to the east.



5. The site contains a dwelling, and the proposed rezoning appears to conform the site's zoning to its current land use. The site is approximately 30,056 square feet, and the West Goshen Zoning Ordinance requires lots in this district to contain not less than 18,000 square feet when both public water and sewer facilities are provided. Therefore, it appears that this rezoning would not add to the site's potential for development by subdivision under the R-3 district's provisions.

The sites to the north and west contain commercial land uses, and single-family dwellings are located to the east and south in Westtown Township. This lot, which is somewhat larger than the other residential lots in the vicinity (with no further subdivision) acts as a transition between the commercial land uses to its north and west and the single-family dwellings to the east and south.

6. If West Goshen Township decides to proceed with this rezoning, the Township should consider also revising their comprehensive plan to create consistency as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code:

"Zoning ordinances adopted by municipalities shall be generally consistent with the municipal or multimunicipal comprehensive plan or, where none exists, with the municipal statement of community development objectives and the county comprehensive plan. If a municipality amends its zoning ordinance in a manner not generally consistent with its comprehensive plan, it shall concurrently amend its comprehensive plan in accordance with Article III."

Page: 3

Re: Zoning Map Amendment – Rezoning UPI# 52-7-29.1 from C-3 to R-3
West Goshen Township - ZM-01-20-16220

7. Prior to taking action on this amendment, the Township should ensure that it has have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno, AICP
Senior Review Planner

cc: William Ethridge, Westtown Township Director of Planning and Zoning



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

February 11, 2020

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

Re: Zoning Map Amendment – Rezoning UPI# 52-7-29.1 from C-3 to R-3
West Goshen Township - ZM-01-20-16220

Dear Mr. LaLonde:

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LANDSCAPES:

2. The site that is proposed for rezoning is located within the **Suburban Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed rezoning is consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

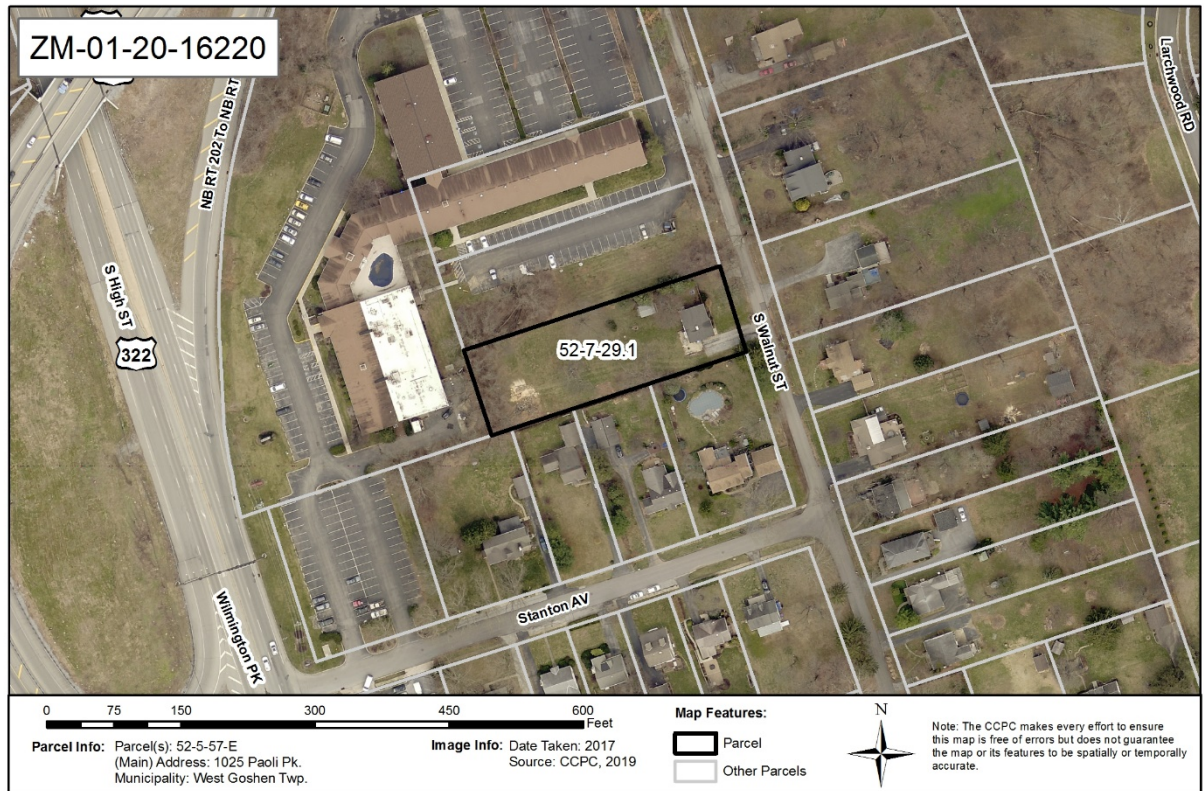
3. As stated in Comment 1, the site is bisected by the municipal boundary with Westtown Township. The 2017 Westtown Township Comprehensive Plan's Future Land Use map places the Westtown Township portion of the site, as well as the area immediately to the south of the site, within the Neighborhood Conservation category. The Westtown Township Zoning Ordinance places the site and the adjoining areas within the R-2 Suburban Residential district, although a C-1 Commercial district is nearby to the west.

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Re: Zoning Map Amendment – Rezoning UPI# 52-7-29.1 from C-3 to R-3

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4. The 2019 West Goshen Township Comprehensive Plan's Future Development Plan map places the site within the Commercial, Office, Industrial Infill category. The West Goshen Township Zoning Ordinance currently places this site within the C-3 Limited Highway Commercial district, although an R-3 Residential district is located immediately to the east.



5. The site contains a dwelling, and the proposed rezoning appears to conform the site's zoning to its current land use. The site is approximately 30,056 square feet, and the West Goshen Zoning Ordinance requires lots in this district to contain not less than 18,000 square feet when both public water and sewer facilities are provided. Therefore, it appears that this rezoning would not add to the site's potential for development by subdivision under the R-3 district's provisions.

The sites to the north and west contain commercial land uses, and single-family dwellings are located to the east and south in Westtown Township. This lot, which is somewhat larger than the other residential lots in the vicinity (with no further subdivision) acts as a transition between the commercial land uses to its north and west and the single-family dwellings to the east and south.

6. If West Goshen Township decides to proceed with this rezoning, the Township should consider also revising their comprehensive plan to create consistency as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code:

"Zoning ordinances adopted by municipalities shall be generally consistent with the municipal or multimunicipal comprehensive plan or, where none exists, with the municipal statement of community development objectives and the county comprehensive plan. If a municipality amends its zoning ordinance in a manner not generally consistent with its comprehensive plan, it shall concurrently amend its comprehensive plan in accordance with Article III."

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7. Prior to taking action on this amendment, the Township should ensure that it has have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno, AICP
Senior Review Planner

cc: William Ethridge, Westtown Township Director of Planning and Zoning