

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
FEBRUARY 18, 2003**

MEMBERS IN ATTENDANCE

Daniel S. Rafter
Michael P. Bannan
Jeffrey A. Laudenslager
Nancy Boothe Higgins
Paul D. Spiegel, Chm.
James J. O'Brien
Dean K. Diehl, Jr.
Robert B. Little, Alt.

TOWNSHIP OFFICIALS

Richard J. Craig, Township Engineer
Dr. Robert S. White, Sup.

1. The meeting was Called to Order by Paul Spiegel at 7:00 PM with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Floor was Opened for Public Comment. There was none.

3. MINUTES

Bob Little wished to correct the Minutes of 12/17/2002 of his statement about wanting his mail forwarded to his house. The Minutes should read that he requested that permission be granted that private mail coming to the Township be opened and screened for dates and forwarded to members when invitation dates come before a Commission meeting.

MOTION: To recommend approval of the 12/17/2002 and 1/21/2003 Minutes as corrected.

ACTION: Laudenslager/Bannan (7-0).

4. Initial Submissions

A. Coldspring Run.

Richard Craig reported that he had received a letter from DEP stating that the submission was incomplete and must be resubmitted.

B. Land Development Plan for a 460 bed private dormitory for

Educational Property Group, Inc. located at 230 Rosedale Avenue.

The developer plans to demolish the existing building. A recent fire eliminated any suggestion of usefulness for the existing structure. The site is rectangular with wet lands and a flood plain. The building avoids the wet lands and the parking lot encroaches into the 100-year flood plain for 232 of 460 parking spaces. The Developer has asked for a Zoning Hearing Board special exception for this parking and for other parking encroachments in the setbacks. A worst case scenario suggests that there could be 15" of water should there be a flood.

Questions about where students could park if this contingency occurred have not been answered and will be address when they appear before the Zoning Hearing Board on March 11.

Parking is always tight around the University. The parking garage will help relieve some of the pressure but the new performing arts facility plans to use quite a bit of that parking. If this variance is not approved, then the facility would lose at least 100 units. The University needs additional housing. The neighborhood is divided between wanting nothing and reconciliation by allowing the the new educational zoning. Easements and improvements to Matlack are involved, as well as a 6' fence to prevent students entering Rosedale at the site.

The boro has a mixed response as well. Certain landlords are against the plan because they rent out rooms for more than the rent in the new building. Others object because there is always a battle for parking on Friday and Saturday night because of Jakes Bar on Franklin Street. For safety reasons there can be no balconies. Mike Bannan asked when Jim will arrange for a walk of the site. Dr. White noted that 9.8 acres of West Goshen Township is involved with this for-profit establishment and is privately owned which allows the Township to enforced lease agreements. Parking can be controlled. The facility can be shut down if too many cars and too many persons suddenly start to bunk in.

There will be underground infiltration beds and the rest of the water will flow into the wet lands and then to Goose Creek. The original plan showed the water flowing into discharges. It is much easier to utilize the wetlands that already exists. Dean Diehl said he was always in favor of West Chester University but he had questions about the watershed. Rich Craig indicated that Goose Creek is not in the watershed of Chester Creek and that the *Watersheds* publication recently sent out by the County is not to be confused with Act 167 and the questions that pertain to Chester Creek as it flows from West Goshen into Delaware County. Buffers were discussed by Dean Diehl.

C. Subdivision Plan for nine condominium units for B.F.R. LLC located At 900 Airport Road.

The recently approved Plan has decided to ask for a subdivision for nine condominium divisions. The parking breakdown is adequate, but the handicapped parking is inadequate. These changes will have to be in place and approved before they can request a Use and Occupancy Permit.

5. Discussion of zoning issues related to compliance with federal standards

(Adult bookstores/entertainment).

To prevent a curative amendment it might be wise for the Township to provide for a zone for an Adult bookstore.

MOTION: To look for a location and definition of the zone.

ACTION: Bannan/Diehl (7-0).

6. COMMITTEE REPORTS AND INFORMATION

Brandywine Airport wanting to lengthen its runway and modernize its airport. There was a meeting last Thursday. PADot has the say in this matter. The problem may be in getting the money. Certain residents would like to see the airport closed. But West Goshen cannot close the airport because of the Medi-Vac location. Besides which the airport is grandfathered in present zoning. There are moves afoot for Brandywine to offer relief for PHL for small planes. Also some of the local businesses depend upon the Airport for their business travel needs.

Tigue Road could be the answer to traffic difficulties in the southern part of the Township. Senator Thompson has asked for \$20 million to complete traffic studies for two more ramps onto Rt. 202. East Bradford cannot decide about Tigue Road but wants the ramps. If East Bradford does not want to participate with Tigue road then West Goshen will have to work with a two lane connector. We see Tigue Road as relief but E. Bradford sees it as opening up roads for more development. It is almost certain that

Tigue Farm will be sold or developed. Hollinger Field House on the University North Campus is to move to the South Campus. West Goshen will participate but will not pay for the engineering. The Student population at WCU will go from 12,000 to 13,000 this year. Gordon Environmental Center does not want a road running through its field studies area. To avoid it will be expensive.

7. The Floor was Opened for Public Comment. There was none.

8. MOTION: To adjourn the meeting at 8:12 PM

ACTION: Bannan/O'Brien (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary