

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
APRIL 18, 2006**

Planning Commission - James L. O'Brien, Chairman; Dean K. Diehl, Paul D. Spiegel, Nancy B. Higgins, Jeffrey A. Laudenslager, Philip E. Yocum, Michael McKie, Salvatore Triolo

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer  
Diane E. Clayton, Asst. Zoning Officer (Recording Secretary)

A stated meeting of the West Goshen Planning Commission was called to order by Chairman, James O'Brien, at 7:00 p.m. on Tuesday, April 18, 2006, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. There being none, the Chairman called for approval of the Minutes from the March 21, 2006 meeting. The minutes were approved unanimously with one correction: Paul D. Spiegel was not in attendance.

Final Plan Reviews:

**Myers/McCue**

Location: 18 E. Rhodes Ave/931 Pritchard Lane  
Plan represented by: B. Earl McCue III, Allen G. & Miriam Myers

This plan meets all requirements of the West Goshen Township Code. The lot line change would transfer 25,364 square feet of property from the 18 E. Rhodes Avenue site to the property located at 931 Pritchard Lane. The property in question consists of primarily wetlands and floodplain. The property would be considered non-buildable, which raised the question as to the purpose of the transfer. Mr. McCue stated that he views the wooded lot from his home, which is adjacent to an industrial park and has a retention basin on site. It is his intention to clean up the lot, which is currently filled with various items of debris. Dean Diehl stated that it was very admirable of Mr. McCue to take on this property improvement plan. A motion was made by Jeffrey Laudenslager and seconded by Paul D. Spiegel that the plan be approved for recommendation to the Board of Supervisors. Motion was carried unanimously.

**Faulkner Pontiac Buick GMC**

Location: 705 Autopark Blvd.  
Plan Represented by: William R. Morrison, President

Proposed land development to create a 2,220 square foot addition to the existing service building. A reduction in parking causes the aisles criteria to be met. There appears to be no problem with circulation, and there is no change to stormwater. Paul Spiegel asked Richard Craig, Township Engineer, whether or not there were specific parking regulations for automobile dealerships, for which he replied no. Phil Yocum questioned the circulation in front of the building, as it appeared tight. Mr. Craig responded that the plan depicts 26-foot aisles with two-way traffic. The question arose in regards to repair of large vehicles and their circulation in comparison with the proposed plan. Mr. Morrison stated that Faulkner would like to build two extra bays to deal with the service of trucks, buses, etc. A motion was made by Dean Diehl and seconded by Paul D. Spiegel that the plan be approved for recommendation to the Board of Supervisors. Motion was carried unanimously.

### **Sheller Oil - Omnipoint Communications**

Location: 603 Montgomery Avenue

Plan Represented by: Daniel Doherty , Dewberry

Mr. Craig presented this plan as a proposed 100-foot telecommunications tower with six (6) equipment cabinets, located in the correct zoning district for this use. The applicant has been to the Zoning Hearing Board and has been granted variance relief for this plan. Paul Spiegel noted the two residential parcels abutting the site, however Rick Craig pointed out that there were no buildings in close proximity to the proposed use. In addition the "fall zone" requirements (110 feet) are met. Discussion ensued amongst the Board in regards to the close proximity and the number of towers that have been erected. Phil Yocum asked if the Township must encourage cell towers. Mr. Craig responded that the Township encourages co-location wherever possible. Michael McKie inquired as to why co-location could not have occurred on the West Goshen Township tower site. Scott Daley of Omnipoint explained that based on the drive test from the West Goshen facility the prospect of co-location was not feasible. He further explained that elevation alone was not a deciding factor in the location of a tower, as the terrain and foliage have an affect on a signal. Kevin Reiser, Engineer, stated that the foliage harms the RF signal as it passes through different levels of moisture, which diminish the signal power. As a result, testing is performed when leaves are present to provide a more realistic version of what the overall coverage will be. A motion was made by Jeffrey Laudenslager and seconded by Nancy Higgins that the plan be approved for recommendation to the Board of Supervisors. Motion was carried unanimously.

#### Initial Submissions:

### **1301 Phoenix LP**

Location: 1301 Phoenixville Pike

Proposed land development for an 11,153 square foot pharmacy (Rite-Aid).

This plan consists of two parcels, which were previously zoned C-1 and C-2 respectively and are non-conforming. The lots are to be consolidated with one use and one zoning classification in which the pharmacy use will be permitted. Paul Spiegel inquired as to whether or not the size of the lot was too small to accommodate such a use, especially with potential traffic concerns. Rick Craig stated that all of the parking requirements are met. Additionally the plan provides for an improvement to the green area, which previously was almost entirely impervious. The applicant has been to the Zoning Hearing Board and received dimensional variance relief in regard to this property. Michael McKie brought up a concern in relationship to left turns out of the property towards Boot Road. He suggested that perhaps left turns should be restricted. Dean Diehl suggested the possibility of an arrow designation for left turns. Paul Spiegel made the recommendation that the Township Engineer should take a serious look at restricting turning zones.

### **Kesher Israel Synagogue**

Location: 1000 Pottstown Pike

Proposed land development for a driveway modification. Applicant proposes to allow existing 12' wide emergency access lane to become a 12' wide low volume one way driveway. No discussion.

### **Paoli Pike – Self Storage Facility**

Location: 815 Paoli Pike

Proposed land development for a 23,400 square foot self-storage facility

Paul Spiegel inquired as to whether or not there had been a previous non-conforming residential use on the site. Mr. Craig responded that a residential use had been in existence, but with the proposed use and the rezoning and combining of lots, the non-conforming use will cease. He further stated that ingress and egress would be off of Paoli Pike. Dr. White mentioned to the Board that this type of less intense use might be better than an office or retail use. Paul Spiegel stated that this use might be better in an industrial

district rather than a commercial one. Rick Craig stated that from Turner Lane to Pep Boys there are various types of retail activities and this one seem to have less of a vehicular and pedestrian impact. Paul Spiegel agreed that a less intense use with a lower impact was a good idea. Rick Craig further explained that fencing is proposed as a buffer. Nancy Higgins stated that the fencing might be a plus with the day care facility associated with the neighboring parcel. Phil Yocum mentioned that he was concerned with green space that he would prefer to see in front. His biggest concern would be the aesthetic appearance in regard to street frontage. Jim O'Brien asked whether sidewalks had been suggested. Rick Craig stated that the Township is willing to have the developer put in sidewalks if PennDot will permit them. Jim O'Brien stated that no place needs sidewalks more than at this intersection. He further stated that it might serve the best interests of the township if sidewalks were requested early on in the planning stages for areas such as these, where pedestrian travel could become a safety issue. Jeff Laudenslager agreed that sidewalks were a good idea. There were no further comments.

#### Conditional Use Application Review:

Applicant: T-Mobile Northeast, LLC  
Represented by: Christopher Schubert, Esquire

The use proposed is for a 120-foot monopole wireless communication tower. The use is permitted by conditional use approval from the Board of Supervisors. Christopher Schubert stated that the proposed tower is to be placed on the south side of the existing Spaz Beverage facility, 22 feet from the building. Dean Diehl questioned whether or not the tower is to be located in the flood hazard district. Mr. Schubert that the location was in conjunction with the wishes of the landowner. Originally the concept for this tower was placed in the Flood district, however it is the applicant's preference to remain out of the flood zone. Paul Spiegel asked whether the portion of the building nearest the tower is used primarily for storage, as the fall-zone would be an issue. Mr. Schubert replied in the affirmative, noting that the office and parking are located in the front. Mario Calabretta, with Damiano Long, a consultant for T-Mobile stated that their delineation of the flood zone does not correspond with what the Township has on record. Mr. Craig asked whether or not an actual flood study was done, to which Mr. Calabretta responded that while no actual flood study was done, he is assured that the latest information was used in gathering their data. Mr. Craig stated that the placement of the tower in a flood zone would be an issue for the Township. Mr. Calabretta affirmed that this would be an issue for the applicant as well. Phil Yocum asked the necessity for another tower in West Goshen Township. Kevin Reiser, Engineer, explained the propagation data involves in determining whether a new tower is necessary. He further explained that the primary solution is to co-locate on an existing tower or structure, unfortunately there were none in the area. He also added that in Chester County 88% of all cellular sites are through co-location. Another deterrent is zoning, in that towers are only permitted in certain zones, thus limiting their scope. The proposed site is a compromise site. Christopher Schubert concluded by stating that this application is not atypical. The proposed monopole will blend in well with the surrounding neighborhood, and structurally it meets all safety standards. A motion was made by Paul D. Spiegel and seconded by Michael McKie that further information on the Flood Plain issue and the impact the proposed tower would have as to the proximity of the building is necessary to be able to make a recommendation to the Board of Supervisors. Motion was carried unanimously.

#### Zoning Ordinance Text Amendment Review:

Applicant: Brandolini Companies  
Plan Represented by: Robert Snyder, Brandolini Companies

The proposed amendment, originally reviewed during the March 21, 2006, Planning Commission meeting, has been revised in regards to a canopy, parking regulations, and outdoor dining.

Section 2.F The portion of the Ordinance pertains to building setbacks regarding canopy's erected over a bank or financial institution drive-through. The revised wording would require the area of a proposed 50

foot setback between the right of way or street line and the canopy be landscaped in a manner approved by the Board of Supervisors. Dr. White stated that the proposed drive through is to be relocated to the south side of the building, which would allow for a better traffic pattern. He also stated that this particular bank (DNB) is the only bank that meets the requirements for Canopy - Building Setback. Paul Spiegel questioned whether there might be another way to resolve the issue, as he was opposed to the change. Phil Yocum stated that a concern might develop in regards to future land acquisitions, where someone else to take over an existing bank with a canopy. The canopy might be allowed to continue even though the use did not, to which Jeffrey Laudenslager agreed. On motion by Phil Yocum and seconded by Jeffrey Laudenslager the board recommended that the Board of Supervisors do not accept the revised wording in Section 2.F. Rather they would request that the Board of Supervisors not oppose an application by such applicant before the Zoning Hearing Board when requesting variance relief. The motion was carried unanimously.

Section 7.C The revised wording for barriers, would allow for a fence, wall, or other suitable barrier approved by the Township Engineer to provide for the safety of pedestrians exiting or entering an outdoor dining area. A motion was made by Paul D. Spiegel and seconded by Dean Diehl that the revised language in Section 7.C be recommended for approval to the Board of Supervisors. Motion was carried 6:1, with Jim O'Brien opposing.

Section 9. The proposed revision would allow for parking spaces with a dimension of 9 feet by 18 feet for retail uses, excepting shopping centers with at least 100,000 square feet of gross floor area, which shall require 10 feet by 18 feet dimensions. Paul Spiegel mentioned that just 2 years ago, we readjusted the parking requirements and now we are doing it again. Jim O'Brien stated he could not imagine the smaller size spaces. Dr. White mentioned that the Government Services Center currently has spaces that are 9 feet by 18 feet. He also stated that not all of the spaces at this site are used, however it appears the applicant desires intense parking near their proposed restaurant site. A motion was made by Paul Spiegel and seconded by Dean Diehl that it be recommended to the Board of Supervisors to deny changes to the existing parking regulations. Motion carried 6:1, with Nancy Higgins opposing.

#### New Business:

Upon the request of Richard Craig, township Engineer, the May meeting for the Planning Commission has been rescheduled to a date certain of May 23, 2006.

#### Committee Reports:

There were no reports for the month.

#### Miscellaneous:

The Chairman opened the floor for public comment. Dr. White engaged the Planning Commission members in an open discussion in regards to the Pulte land development project. Nancy Higgins inquired as to whether or not the street names in the development will be historical at all. Dr. White explained that the issue of street name designation had not been addressed yet.

There being no further business, on motion by Jeffrey Laudenslager, seconded by Dean Diehl, the meeting was adjourned at 9:34 p.m.

Respectfully submitted,

Diane E. Clayton  
Recording Secretary