

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
JUNE 20, 2006**

Planning Commission - James L. O'Brien, Chairman; Dean K. Diehl, Nancy B. Higgins, Paul D. Spiegel, Jeffrey A. Laudenslager, Michael P. McKie, Philip E. Yocum, 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, June 20, 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 May 23, 2006 meeting. On motion made by Dean Diehl and seconded by Jeffrey Laudenslager, the minutes were approved unanimously.

Final Plan Reviews:

Cold Springs Run - Revised

Location: 806 Old Westtown Road

Plan represented by: Raymond P. Gamble

This plan depicts several significant changes made to the grading plan and some minor changes made to the overall subdivision previously recorded on June 9, 2005. Mr. Gamble explained that changes made to the grading were based on site conditions and were made in an effort to balance the site. Additional changes to the recorded plan were to correct oversights made by the original architect/engineer, such as the original calculations for walls were based on a height of 8 feet, when they should have been based on a height of 9 feet. To correct for this oversight, the finished floor rather than the basements were raised 1-1.5 feet. Paul Spiegel stated that it was his understanding that the plan depicts adjustments to the footprints of the individual lots, rather than a change to the entire subdivision. Rick Craig clarified that the changes affect 13 of the 15 lots on the recorded subdivision, which is why the plan is before the Planning Commission. He further stated that the changes made denote a significant overall improvement to the original plan, depicting one which is much more accurate. Paul Spiegel mentioned that he had received email correspondence regarding an incomplete sewer review for this plan. Mr. Gamble stated that there is a discrepancy between the written report and the actual plan. He further stated that the discrepancy has been resolved and that prior to tonight's meeting he was on the phone with the Sewer Authority engineer, Max Stoner of Glace Associates Inc. Mr. Craig acknowledged that he too received the same correspondence and that the Township will withhold all building permits until the issue

has been resolved. Paul Spiegel and Dean Diehl questioned whether there were additional tweaks to the plan. Mr. Craig stated that the slope will be 3:1, which will be shown on the as-builts, and this will be checked as the building progresses. Robin Murlless, 824 Halvorsen Drive, questioned the erosion control devices planned for the slope at Bicking Drive. Mr. Craig replied that matting was going down today with grass which would hold on a 3:1 stabilization slope. Ray Gamble affirmed that the rock crushing has been completed, and apologized for the noise. A motion was made by Paul Spiegel and seconded by Dean

Diehl that the revised plan be approved for recommendation to the Board of Supervisors as submitted. Motion was carried unanimously

West Chester Fire Company  
Location: 351 Snyder Avenue  
Plan Represented by: Dale McClure  
Andrew M. Rongaur  
James Higgins

The land development presented represents a 2,000 square foot building addition to the Fire Safety Training building, to be built on existing impervious surface. There will be minimal impact and no changes to the stormwater. Dale McClure stated that the site currently contains a 5-story tower and a 2-story building. The new building will simulate portions of urban areas in the West Chester area, and is planned to be a 3-story building. The cost factor may determine the building to be a 2-story facility. A motion was made by Paul Spiegel and seconded by Jeffrey Laudenslager that the plan be approved for recommendation to the Board of Supervisors. Motion was carried unanimously.

Initial Submissions:

DLH Development – Reservoir Property

Location: 698 Airport Road

Proposed land development for a 38,600 square foot office park, to house three buildings. The property requires a 100-foot buffer in regards to proximity to a residential zone (the Reservoir) and a 100-foot riparian buffer. Mr. Craig stated that the applicant is requesting variance relief from the Zoning Hearing Board in regard to the buffer requirements.

Zoning Map Amendment Review:

Applicant: The Richard James Group

The proposed Zoning Map amendment discussed in the May 23, 2006 meeting to include the property at 1332 Wexford Drive, within the R-3A Overlay District was withdrawn by the Applicant. Mr. Craig stated that it is his understanding that the applicant has chosen an alternate plan utilizing the existing R-3 zoning requirements. No action required.

Zoning Ordinance Text Amendment Review:

Applicant: John H. Robbins Company

The proposed text amendment would modify building setback lines for properties which have less than five acres in the C-2 Zoning District from 100 feet to 50 feet. The applicant is anticipating the development of his property located at 849 Paoli Pike, which is a long, narrow corner lot consisting of 4.5 acres. A concept plan was submitted, consisting of office/retail/restaurant use as well as a bank. The applicant proposes to join this property with the abutting property, which they also own. Nancy Higgins asked if the existing buildings would be removed to which the applicant responded in the affirmative. Dean Diehl questioned if this would be the first application of the newly revised "Canopy" ordinance change for the bank. Mr. Craig responded that this would be the second use, as Towns & Country Shopping Center will be utilizing this as well. Dean Diehl asked if the parking spaces would remain the same, to which Mr. Craig stated yes, they are 10x18 with a 26-foot drive aisle. Phil Yocum asked if the Township were to change the ordinance to permit another bank in this area, would additional banks then be able to crop up throughout the Township. C.J. Fredericks, Architectural Designer, for the applicant stated that the

proposed plan would add a cohesive flow to the area and would intertwine this property and the shopping center into one. Discussion ensued in regard to the elimination of parking spaces for the lot. Mr. Fredericks pointed out that the reconfiguration of the combined lots showed an excess of over 300 parking spaces. The Commission members pointed out that the bulk of the excess spaces were located on the other side of the lot away from the proposed development, and not very conducive to shoppers. Phil Yocum inquired as to the required parking for restaurant /retail, and was informed 298 by Mr. Fredericks. Phil Yocum stated that if the use were an office use the count would drop. Paul Spiegel noted that as a concept plan he liked the idea presented, however the parking was a problem. Jim O'Brien stated that he was sick and tired of the ordinances constantly being changed to suit the needs of developers. Rick Craig stated that the Township is built out, and it is not a question of accommodating the developer it is a question of accommodating the needs of the Township. A motion was made by Dean Diehl, and seconded by Nancy Higgins, to recommend that the Board of Supervisors approve the ordinance as is. Motion was carried 4:3, with Phil Yocum, Jim O'Brien, and Paul Spiegel opposing.

Zoning Ordinance Text Amendment Review:

The proposed amendment is a revision of text previously before the Board members concerning canopy; outdoor dining; amending the setback lines for canopy over a drive through bank; and to define the required number of parking spaces for eating and drinking places in shopping centers with a gross floor area of at least 1,000,000 square feet. Section 9 of the revision would establish parking stalls at 9x18, with a retail use including a restaurant at 10x18 feet. Section 10 of the revision, provides 3 parking spaces per 1,000 square feet of gross floor area where an eating or drinking place exists within a shopping center, which has a minimum floor area of 100,000 square feet. Phil Yocum inquired why the change should be made if it was to affect only 2 properties.

Rick Craig stated that with current parking regulations the Shop Rite Center would not be able to further develop. Dean Diehl asked whether some sort of compromise with the number of parking spaces might be advisable. Paul Spiegel suggested 1 space for every 3 seats in the restaurant. Phil Yocum asked whether or not a decision had to be made tonight as he did not feel the Board was equipped with enough information to make an informed decision. Rick Craig explained to the Board that the issue would be before the Supervisors at their next meeting, therefore some recommendation was warranted. A motion was made by Dean Diehl and seconded by Paul Spiegel to make a recommendation of approval to the Board of Supervisors in regards to Section 9, and to strike Section 10. Motion was carried 6:1, with Nancy Higgins opposing.

Committee Reports:

Dean Diehl stated that he had drafted a specialty report, which would assign each member of the Commission a specific task in regard to reviewing plans, proposals, etc., as follows:

James O'Brien	Streets/Paths/Sidewalks
Nancy Higgins	Screening/Zoning Matches
Jeffrey Laudenslager	Financial Benefits
Michael McKie	Riparian Areas
Paul Spiegel	Setbacks/Parking/Sitelines
Philip Yocum	Encroachments
Salvatore Triolo	Parking/Lighting
Dean Diehl	Water/Wetlands/Trees

Miscellaneous:

The Chairman opened the floor for public comment. There being no further business, on motion by Dean Diehl, seconded by Paul Spiegel, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Diane E. Clayton  
Recording Secretary