

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
JULY 18, 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, July 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 June 20, 2006 meeting. On motion made by Jeffrey Laudenslager and seconded by Dean Diehl, the minutes were approved unanimously.

Final Plan Reviews:

Scott Honda
Location: 706 Autopark Blvd.
Plan Represented by: Dave Gibbons, D.L. Howell Associates

Rick Craig stated that the plan depicted a 17,576 sq. ft. addition to the existing showroom facility. There would be no changes to stormwater or to existing impervious surface. Parking requirements are met by utilizing the adjacent lot, which is also owned by Scott Honda. Additional lighting fixtures indicated on the plan meet requirements for light spread. Paul Spiegel stated that the plan indicates the required green area at 30%, however it was his opinion that from a visual standpoint that did not appear accurate. Dave Gibbons, representing the plan pointed out that the green area is located along the front, side, and in-between the islands. Paul Spiegel asked the purpose for this addition, to which Mr. Gibbons stated that the smaller building would be for prepping cars that included an oil lube facility. The larger building will be a waiting area for vehicles. Following further discussion on the legitimacy of the depicted 30% green area, a motion was made by Paul Spiegel and seconded by Dean Diehl that the plan be approved for recommendation to the Board of Supervisors subject to verification of the green space. Motion was carried unanimously

Initial Submissions:

Wexford Mews
Location: 1332 Wexford Drive

Richard Sudall, developer, was present to introduce this proposed subdivision/land development consisting of eight single-family residential lots. Seven lots are proposed for West Goshen Township, including the existing residence. One lot will be in West Whiteland Township. The plan calls for a cul-de-sac coming off of Kirkland Avenue in West Whiteland Township. Mr. Sudall stated that several waivers from Township requirements would be requested, such as the 7% maximum grade regarding the slope. The plan calls for 9%, which would keep the road at its existing elevation. Additionally a 15-foot easement is proposed to connect to the public waterway instead of the required 20-foot easement. Dean Diehl questioned whether or not an increase to the wiggle of the slope would accomplish the same result as increasing the grade to 9%. Mr. Sudall explained that this approach had been considered, however it

would infringe on the setbacks for the original home and he would like to maintain that structure. Paul Spiegel asked if the slope requirements were met would the applicant also be able to meet driveway requirements. Mr. Sudall replied in the affirmative, except the main house (the Sorber building) would need some adjustments. Paul Spiegel asked if there were perceived issues with stormwater or snow plowing. Rick Craig replied that basic winter maintenance procedures would apply, and that as far as stormwater he had not had time yet to fully review the plan. Phil Yocum stated that it would be ideal to maintain the existing grade of the road as proposed. Rick Craig expressed that the proposed 9% slope could be an acceptable condition, but it would require further review. Paul Spiegel addressed the audience and asked for comments from the general public as to the proposed change to the slope. Joseph Kelly, 98 Windridge Drive, stated that he would be in favor of the change. Mr. Kelly then asked whether provisions would be made for the lights from cars reflecting onto neighboring homes. Mr. Craig stated that the plan will meet lighting requirements and that existing landscaping will provide somewhat of a buffer. Jim O'Brien inquired about lot # 8, as it is located in both townships. Mr. Craig stated that the lot is taken as a whole; therefore it is a conforming lot, with taxes being paid to West Goshen. Paul Spiegel asked if West Goshen Sewer would be the provider for all of the lots, to which Mr. Craig answered in the affirmative. Paul Spiegel asked what types of trees are currently on the lot. Mr. Sudall stated that the lot is heavily wooded, with the plan itself depicting 24-30 trees including Elm, Birch, and others. He also noted that the proposed cul-de-sac would have a 6 foot cut which would necessitate taking out more trees. He did express that it is their desire to preserve as many of the existing trees as possible. Mr. Sudall further explained that a stringent landscaping plan has been required and an expensive underground detention basin, which will be owned and maintained by a Home Owners Association. The stormwater basin would be placed in West Whiteland Township. Dean Diehl asked what disadvantages there were to the design other than the cost. Rick Craig stated it is more expensive to maintain, otherwise there is nothing detrimental from the Township's point of view. Salvatore Triolo asked whether lot #3 located in West Whiteland Township, would be in the same school district as the other lots, which Mr. Sudall confirmed. Michael McKie asked if any other residents had further questions of the applicant. Joseph Kelly, 98 Windridge Drive, stated that the current plan depicted shrubbery and trees with large amounts of open spaces. Mr. Kelly wanted to know if additional landscaping information would be provided, and if plantings would occur where the open spaces are. Mr. Sudall explained that a landscape architect would be submitting plans to the township engineer. He further stated that he would look into submitting an overlay plan depicting existing landscaping with what is to be proposed and Mr. Kelly was welcome to review them.

Committee Reports:

There were no reports presented.

Miscellaneous:

The Chairman opened the floor for public comment. Joseph Kelly, 98 Windridge Drive, asked when the next meeting would be to discuss Wexford Mews. Mr. Craig explained that it depends on the review process, emphasizing that it could take anywhere from 90-120 days. Mr. Craig urged interested parties to check the township website or call for more information. George Wilson Jr., 122 Kirkland Avenue, noted that there are three Pine trees and an Elm tree that are all over 100 years old. He pointed out that if Mr. Sudall were to eliminate the two proposed corner homes the trees could be saved. Mr. Craig stated that it was Mr. Sudall's right to develop the property as he saw fit. Jim O'Brien mentioned that the overlay plan would provide a better idea of what will actually occur. Mr. Wilson stated that he did not want to see overcrowding. Mr. Craig stated that the lots would have to comply with existing setbacks.

Jeffrey Laudenslager announced that he and several other members of the Planning Commission attended the ribbon cutting ceremony for the Domestic Violence Center. He stated it was quite impressive, and that West Goshen Township should be proud of a job well done.

Jim O'Brien made mention of the fact that the Agenda had not been posted on the Township website, and that no reference was made to the work session. Mr. Craig stated he would mention this to the Webmaster.

There being no further business, on motion by Paul Spiegel and seconded by Nancy Higgins, the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary