

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
SEPTEMBER 19, 2006**

Planning Commission - Dean K. Diehl, Nancy B. Higgins, Jeffrey A. Laudenslager, Philip E. Yocum, Salvatore Triolo

Supervisor – Dr. Robert White

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

In the absence of Chairman, James O'Brien, Vice Chairman, Dean Diehl, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, September 19, 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 August 15, 2006 meeting. On motion made by Jeffrey Laudenslager and seconded by Philip E. Yocum, the minutes were approved unanimously. Salvatore Triolo was appointed a voting member for the evening.

Final Plan Reviews:

1301 Phoenix L.P.  
Location: 1301 Phoenixville Pike  
Plan Represented by: George Spaeder

Rick Craig introduced the plan that had been presented to the Planning Commission at its April meeting for an 11,153 sq. ft. pharmacy (Rite-Aid). The property originally consisted of two parcels, which following a zoning map change, have been consolidated. The property now has the same use and the same zoning classification. The access for the site will be off of Phoenixville Pike and Boot Road. Mr. Craig stated that there would be restrictions imposed as to the left turn egress during peak hours as part of the HOP and he would suggest the Planning Commission recommend this as a condition of approval as well. Nancy Higgins inquired as to whether the restriction prohibited all left turns, to which Mr. Craig reiterated that this would occur during peak hours only (7-9 AM and 4-6 PM). Jeffrey Laudenslager asked whether this would be similar to the conditions implemented for Wawa, and Mr. Craig responded affirmatively. Phil Yocum asked whether or not people actually pay attention to this type of signage. Mr. Craig stated that if the public can't access the drive, it will act as a deterrent, but perhaps it will take a bit of a learning curve. Salvatore Triolo inquired as to the hours of operation and whether or not this may be a 24-hour store. Mr. Spaeder acknowledged that at this time he could not definitively tell the Board if the store would be in operation 24 hours. Rite Aid does have some stores that are 24 hours and others that operate 7 AM- 11 PM. Nancy Higgins noted that there appeared to be only 3 homes that would be minimally impacted from this land development. Rick Craig agreed pointing out that additional landscaping and buffering has been proposed to further minimize any impact. Dean Diehl questioned stormwater on the property, as it was his recollection that this was previously an issue. Rick Craig stated that that the fuel tanks had been removed and fill installed. In a site such as this one, the material for a fill is not homogeneous with the existing material, however he feels that the situation has been satisfactorily resolved. Mr. Craig further stated that an infiltration bed has been proposed, that the overall impervious surface has been reduced and that the plan depicts a distinct improvement for the site. A motion was made by Jeffrey Laudenslager and seconded by Nancy Higgins that the plan be approved for recommendation to the Board of Supervisors as submitted. Salvatore Triolo questioned whether or not the motion should contain a restriction prohibiting a 24-hour operation on the site. George Spaeder respectfully interjected that there are a number of drug stores in the area that are open 24 hours, and

while Rite Aid does have some 24 hour stores, nothing is definite yet, but he feels they should have the opportunity to choose how they would like to operate their business. If the property is restricted, there is a possibility that he might not be able to develop the property. He further stated that all meetings concerning this site were open to the public, especially the ones concerning a zoning change. People had the opportunity to express any dissatisfaction with the plan at that time. He mentioned that he has met with neighbors personally to resolve any issues prior to getting to this point, and he would just like the members to take that into consideration when making a recommendation. The motion before the Board was amended by Jeffrey Laudenslager and seconded by Nancy B. Higgins that a recommendation be made to the Board of Supervisors to approve the plan as is, with the Board of Supervisors using their discretion as to any concerns relating to a possible 24 hour operation on the site. The motion was carried unanimously.

#### The Arbours at West Goshen

Location: Ward Avenue & North Five Points Road

Plan Represented by: John Jaros, Esquire

Stephen J. Sauselein, Engineer

Susan Menno, Westrum Land Development

The proposed plan represents a 223-unit active adult age qualified retirement community. The property will be a gated community with private roads, a clubhouse area, and riparian area. Extensive measures have been taken to achieve satisfactory stormwater measures throughout the site. The retaining walls are proposed due to existing grades. Traffic improvements are proposed at three intersections, with new signals proposed for the Ward Avenue/Airport Road and Greenhill Road/Airport Road intersections. Dean Diehl made the comment "It's a great plan, but out of place." Nancy Higgins inquired as to the whether or not the waterfront property was protected or did it provide an attractive nuisance for visiting grandchildren? Stephen Sauselein responded that the perimeter is fenced as it is owned and maintained by Aqua PA. It was his opinion that children would not access the site. Nancy Higgins inquired if fishing would be allowed there, to which Dr. White mentioned that fishing was no longer permitted. Rick Craig confirmed that access would not be permitted. He further stated that the property had received its necessary NPDES, DEP letter of Adequacy, and Aqua PA's approval for stormwater discharge. Dean Diehl mentioned that he recalled water table issues associated with the property. Rick Craig stated that the township did have concerns should water problems arise. This is the reason that the homes are built on a slab on grade. If indicated where a hole would be dug and water was hit, readjustments would have to be made. There is no active remediation (pumping) proposed and drainage is acceptable. Dean Diehl asked if the worse case scenario would be if the house sat 3 feet below grade and it rained, would the 1<sup>st</sup> floor then flood? Rick Craig responded that it would be more likely that the foundation would suffer some damage, however adequate safeguards have been taken. Dr. White pointed out that the water table under the Township Administration building was 5 feet below grade and that there have been no problems. Robin Murless, 824 Halvorsen Drive, inquired about road widening and re-striping to allow traffic to stop further back than at present. Rick Craig stated that the stop bars are where they are now, because there is no traffic light. The proposed signal improvement will allow traffic to be staggered. Jeffrey Laudenslager inquired as to whether any border or barrier was proposed to UPS due to noise? Rick Craig stated that it was the recommendation of the Chester County Planning Commission that NO sound barrier be installed, and any other means to buffer (such as by vegetation/plantings) will not be adequate. The majority of the noise comes from Route 202, rather than UPS or the Airport. Jeffrey Laudenslager stated that this is truly an instance of "Buyer Beware." Mr. Craig agreed that if people are interested in purchasing on the site, but don't want the noise they shouldn't move there. Salvatore Triolo mentioned that he had sold many homes with disclaimers in the Home Owners documents and assumed the same would be true for these units. Stephen Sauselein stated that it was a fair assessment that some of the properties would be affected by noise, and that Noise studies had been performed. Westrum is hopeful that existing and additional vegetation as well as the reservoir itself will help to somewhat buffer noise. Salvatore Triolo inquired if the starting price point had been determined, as he was curious for comparison sake to a property that might be built next to a golf course. Susan Menno representing Westrum, stated that while the starting price point had been set she was not certain. She believed it was in the mid to high 300's. Phil Yocum asked about expected occupancy. Susan Menno stated that the 223

units are for couples with no children under the age of 18. Dean Diehl reiterated that the plan was great, and that the applicant had made great strides in developing the property, it was just in the wrong location. A motion was made by Salvatore Triolo and seconded by Jeffrey Laudenslager that a recommendation be made to the Board of Supervisors to reject the plan as is. Motion carried 3:1, with Nancy Higgins in opposition and Phil Yocum in abstention.

Initial Submissions:

Howard Business Park  
Location: 315 Westtown Road

The plan presented is for a proposed lot line change. The applicant intends through subdivision to acquire a portion of the neighboring property (which is presently a softball field). There is a possibility that sometime in the future, the applicant may want to relocate his detention basin to acquire additional parking at his site. Discussion ensued regarding possible future requirements regarding parking to which Rick Craig responded that a parking lot could be completed with stormwater and E&S approval only.

Dash Enterprises  
Location: 312, 318, & 439 Westtown Road

The proposed land development plan concerns 3 small parcels in the MPD district, which are to be consolidated into one usable lot for an automobile dealership. Parking will be provided for in the front and back of the lot with stormwater being addressed. Salvatore Triolo pointed out that this was an instance of the right use on the right lot. Rick Craig pointed out that this was an example of what the Supervisors had in mind when establishing the MPD district – to allow for combining of small and sometime nonconforming lots into one usable lot.

Zoning Ordinance Text Amendment Review:

Applicant: John H. Robbins Company

The proposed amendment would modify building setback requirements for properties in the C-2, with less than five acres. This amendment had been before the Planning Commission on previous occasions. It was explained to the members of the Board that pursuant to their concerns regarding traffic impact at Paoli Pike and Turner Lane, specifically large tractor-trailers, the applicant has agreed to modifications at the intersection. The existing curb along Paoli Pike will be moved back so that trucks can manipulate the turn without going into opposing lanes of traffic. Dean Diehl asked if this would affect the rest of the street as far as alignment. Rick Craig stated that the lane configurations and alignment would remain the same. Dean Diehl asked if the road would be wider to which Mr. Craig responded a little. The amount would not be enough to pose any detriment to vehicular traffic however it would benefit tractor-trailer traffic. The proposed changes are significant safety improvements. Nancy Higgins inquired if there were any plans to fill in the gulch across the way, to which Mr. Craig responded that it was a private roadway. No action was required on this matter.

Zoning Ordinance Text Amendment Review:

Re: New FEMA requirements and mapping

The proposed ordinance text amendments are in response to periodic revisions provided by FEMA. In keeping with these revisions, the state has determined that definitions must be added to Sections 84-78 through 84-90 of the Flood Hazard District. Phil Yocum asked if a property is an existing building and is in the flood plain, could it expand? Rick Craig responded that the building could be expanded upward, but it would not be permitted to expand beyond the building footprint. A motion was made by Nancy Higgins

and seconded by Phil Yocum that the text amendment changes be recommended to the Board of Supervisors for approval. Motion carried unanimously.

Committee Reports:

There were no reports presented.

Miscellaneous:

Dean Diehl read a letter of commendation from B. Earl McCue III, 931 Prichard Lane, who was recently before the Planning Commission in a lot line change. Mr. McCue acknowledged the support he received from the Planning Commission and Richard Craig, Township Engineer in achieving his desired goals.

There being no further business, on motion by Jeffrey Laudenslager, and seconded by Salvatore Triolo, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Diane E. Clayton  
Recording Secretary