

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
OCTOBER 17, 2006**

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

Supervisor – Dr. Robert White

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

Chairman, James O'Brien, called a stated meeting of the West Goshen Planning Commission to order at 7:03 p.m. on Tuesday, October 17, 2006, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. Clare Adams, a representative of the Smart Growth Alliance (SGA), stated that during the Planning Commission work session information had been presented to the Board regarding an independent survey done by DCNR on the Serpentine Barrens and surrounding areas found on the Jerrehian Estate. The survey identified various rarities in regard to flora and fauna. It would be the recommendation of SGA that the Planning Commission recommend to the Board of Supervisors that the Township require the developer of the Jerrehian estate (Pulte) to pay for an updated independent study of the site. This would aid the Township to make a more informed decision on the site itself. Mr. O'Brien thanked Ms. Adams for her comments and stated that he would be giving the information supplied to the Planning Commission to the Board member (Dean Diehl) who specializes in flora and fauna for review. The Chairman then called for approval of the Minutes from the September 19, 2006 meeting. On motion made by Dean Diehl and seconded by Nancy Higgins, the minutes were approved unanimously.

Final Plan Reviews:

Howard Business Park Associates

Location: 315 Westtown Road
Plan Represented by: Andrew Eberwein

Rick Craig introduced the plan, which depicts a lot line change. The subdivision is situated on the east side of Westtown Road and the west side of Concord Road, and involves the transfer of 1.18 acres between two adjoining parcels. The lots are situated in the I-2 and R-3 Residential zoning districts. There is no proposed development for the site at this time. Mr. Craig stated that a recent conversation with the applicant reflected the possibility of relocating the existing detention basin to the area of the lot addition to allow for additional parking on the site. The lot addition is currently zoned R-3 Residential. Paul Spiegel asked whether the relocation of the basin would be an acceptable use in the R-3 Zone, to which Mr. Craig responded affirmatively. Phillip Yocum inquired as to whether or not there were any downsides to the proposed use. Rick Craig stated that there were no negative impacts to the abutting property uses (a ball field and parking lot) as a result of the proposed use. A motion was made by Paul Spiegel and seconded by Jeffrey Laudenslager that the plan be approved for recommendation to the Board of Supervisors as submitted. The motion was carried unanimously.

Initial Submissions:

Kevin Logue

Location: 815 Lincoln Avenue

The plan presented is for a proposed 4,046 Sq. Ft. garage/storage building relating to the existing landscape business use. An existing office area will be maintained with the outdoor storage area will meet buffer requirements. There is a residential use abutting the property requiring a 100-foot buffer between uses, leaving little area between uses to construct the proposed structures. Paul Spiegel questioned whether or not the new structure would be within the arc of the buffer requirements, and if the existing nonconforming garage is removed can they still rebuild. Rick Craig stated that if they do not remove the foundation then they could rebuild. Dean Diehl asked whether or not there were complaints from folks close to the 100-foot buffer. James Ingram, resident, asked if stormwater management would be imposed for the new building. Rick Craig stated that there was no stormwater management at present, and that the site would not require any zoning changes.

The Benson Companies

Location: 901 North New Street

The proposed subdivision plan concerns one of the two (2) properties recently rezoned for the R-3A Overlay District. The applicant proposes 18 townhouse units with a single point of entry over a culvert. Access could be an issue, as the initial sketch depicted 2 entrances. The site contains a pool, a pond, a large wooded area, and several small areas of steep slopes. Zoning relief will need to be requested, as the applicant will need to cross the flood plain. Additionally the applicant has requested conditional use approval to develop the property with attached single-family homes. Overall, Mr. Craig felt this use was a good fit for the property. The applicant had requested a waiver from the West Goshen Sewer Authority to connect the sewer to West Chester Borough. The request was denied due to cost effectiveness. Phil Yocum stated that in his opinion the plan seemed very unimaginative. Rick Craig stated that it was clearly an attempt at clustering. He pointed out the placement of the town homes was on the only relative flat piece of ground available. Jim O'Brien inquired how trash pick up would be contracted, as there did not appear to be enough room to navigate a truck. Rick Craig again stated that access was definitely going to be an issue for the site.

Committee Reports:

There were no reports presented.

There being no further business, on motion by Jeffrey Laudenslager and seconded by Dean Diehl, the meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary