

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
MARCH 20, 2007**

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

Supervisor – Dr. Robert White

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

Chairman, Dean Diehl, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, March 20, 2007, 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 February 20, 2007 meeting. On motion made by Salvatore Triolo and seconded by Paul Spiegel, the minutes were approved unanimously.

Final Plan Reviews:

Henderson Sports Complex

Location: Garfield & Lincoln Avenue Intersection
Represented by: Chris Sestrich, Saxinger and Black, Inc.
Kevin Campbell

This plan proposes to convert a natural turf athletic field to a synthetic turf with minor improvements. An existing field house will be expanded, the bleachers are to be relocated, and additional changes are to be made to the lighting. Paul Spiegel asked what changes had occurred on the plan since it was last before the Board. Rick Craig stated that the boundary issues related to the project have been resolved. Previously there was a question in regard to ownership of an oil-water separator and a 24-inch pipe. It has been determined that the oil water separator belongs to Schramm's, and the 24 inch pipeline is being relocated. There were minor issues with the lighting, resulting in a slight adjustment to the foot-candles which overall will reduce the amount of lumens leaving the property. Dean Diehl asked what the water flow would be like if we were to get weather conditions similar to what we had been experiencing (snow/rain/sleet). Specifically, if water freezes and then drains where will the flow go? Chris Sestrich stated that the water would flow to the drains. The design is such that water will flow to the infiltration beds first, however if they are frozen they will sheet flow to the detention basin. Paul Spiegel asked if there was to be any disturbance of the wetlands area, to which Mr. Sestrich responded negatively. A motion was made by Jeffrey Laudenslager and seconded by Salvatore Triolo that the plan be approved for recommendation to the Board of Supervisors as submitted. Motion was carried 4:1, with Paul Spiegel recusing himself from the voting process. Nancy Higgins was not in attendance for this portion of the meeting.

Conditional Use Application Review:

Applicant: The Benson Companies, LLC

The Township Engineer, Richard Craig, prefaced this review by reminding the Board that the plan before them was for consideration in regard to Conditional Use approval and not for final land development. He further stated that the applicant proposes to develop the property, located at 901 North New Street, with town homes per the requirements of the R-3-A Overlay District. The applicant has already been before

the Zoning Hearing Board in regard to variance relief in order to allow construction of walls and buildings in prohibitive steep slopes. Additionally a Special Exception was sought to allow two driveway stream crossings in the Flood Hazard District. Paul Spiegel questioned which items the applicant had addressed in response to the Engineers review letter dated December 2006. Mr. Craig responded that a majority of the comments dealt with stormwater, of which most had been addressed. The applicant has received a Letter of Adequacy from the Chester County Conservation District. Other items of concern for the plan were access, circulation, and the riparian buffer all of which have been addressed. Site distance at the emergency exit could only be achieved by designating the roadway one way. Phil Yocum asked what the grade change was on the road, which was confirmed as a gradual uphill grade. Discussion ensued regarding the parking and landscaping requirements. Salvatore Triolo asked if handicapped spaces were planned for, the answer being that none were required. He then asked the general asking price for the town homes and was informed they would sell for \$600,000. Jim O'Brien questioned what became of the left turn lane from the 322 bypass, which was suggested by the Planning Commission for this plan in November 2006. Mr. Craig responded that following a traffic study for the site, a dedicated left turn lane was not warranted. Phil Yocum questioned whether or not we were obliged to make decisions based on the merits of the traffic warrants alone, as he would like to see North New Street widened, specifically between the entrances to make an acceleration/deceleration lane possible. Jim O'Brien agreed stating that these minimal traffic improvements would safeguard vehicular traffic. After perusing the plan, Phil Yocum stated that the architectural design for the site appeared backwards, as the back of the homes face the entranceway. A Motion was made by Jeffrey Laudenslager and seconded by Paul Spiegel that a recommendation be made to the Supervisors to approve the Conditional Use request with the following conditions: (1) The Supervisors consider road improvements at the street entrance with an improved shoulder to enhance community safety. (2) Additional screening in the form of Evergreen plantings be added at the east end of the site. (3) Finally, it is strongly suggested that the houses face north for aesthetic purposes. Motion was carried unanimously.

Committee Reports:

There were no reports presented.

Miscellaneous Business:

Paul Spiegel inquired whether properties where additions are being built require stormwater measures. Rick Craig stated that the Supervisors require fixing drainage problems when property owners come in with new building permits. Paul inquired if there was a way to make property owners do more in regard to stormwater on a regular basis. Mr. Craig replied that the Township has contacted the Solicitor, and we will be addressing this issue in the future.

Dr. White announced to the Planning Commission members that Township Manager, Sharon Lynn, has accepted a position as Town Manager in Provincetown. He stated that the Board of Supervisors wished her well in her new endeavor. Ms. Lynn, who was present at the meeting, informed the Board that after 31 years of service she would be leaving West Goshen, a move that was not easy for her. She thanked the members of the Board for their continued support of the Township and of her. Ms. Lynn stated that she has found the staff, volunteers, and board members truly the best, adding that she knows she will miss them all. The Planning Commission members thanked Ms. Lynn for her years of service to the Township, and wished her the best of luck.

There being no further business, on motion by Nancy Higgins and seconded by Salvatore Triolo, the meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary