

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
AUGUST 21, 2007**

Planning Commission – Dean K. Diehl, Paul Spiegel, Nancy B. Higgins, Jeffrey A. Laudenslager, Jim O'Brien, Phil Yocum, Salvatore Triolo, Michael McKie (Alternate)

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, August 21, 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 July 17, 2007 meeting. On motion made by Paul Spiegel and seconded by Jeffrey Laudenslager, the minutes were approved unanimously.

Final Plan Reviews:

Wexford Mews

Location: 1332 Wexford Drive

Represented by: James Sudal, Jeffrey Bodo, D.L. Howell & Associates

The subdivision is located on the south side of Kirkland Avenue, west of Wexford Drive, and involves the creation of eight single-family residential parcels (seven in West Goshen Township, one in West Whiteland Township) from an existing 4.92-acre parcel. The lots are situated in the R-3 Residential zoning district. The township engineer reported that all lots and stormwater remedies conform to township regulations. The access to the cul-de-sac would be off of Kirkland Avenue. Mr. Sudal explained that an effort was made to keep the grade as close to natural as possible. The township requires a slope no greater than 7%. The plan depicts a 9% slope; therefore a waiver has been requested from the township. Paul Spiegel inquired what negatives were involved with a slope at 9%. Mr. Craig informed him that the 2% differential was minimal and would not affect maintenance of the roadway. George Wolters, 1336 Wexford Drive, stated that he was unhappy with the proposed retaining wall, which would be located directly behind his property. He remarked how the original plan called for 25 town homes and now depicts 8 single-family homes. He was dismayed by the number of trees to be destroyed for this project, and would hope that the Planning Commission would vote to deny the plan. Joseph Kelly, 98 Winridge Drive, stated he hoped the township would take every effort to see that the existing way of life for the neighboring property owners is not disturbed, as no one wanted to lose property values. Elizabeth Kelly, 98 Winridge Drive, felt the township should make every effort to maintain the existing house. She stated the house was built by Mr. Sorber over 60 years ago and is constructed with local bricks and stone, and would be an asset to any new development. Paul Spiegel affirmed that the Planning Commission couldn't prohibit building, only make recommendations on the best possible plan. Jeffrey Laudenslager and the township engineer responded that unless the home was designated as historical, the township could not regulate the existing house. Dean Diehl stated that he did not feel confident voting on the plan tonight, as he would like to walk the property. A motion was made by Salvatore Triolo and seconded by Jim O'Brien that a select few members from the Planning Commission walk the site with the developer & make an informed recommendation on the plan at the next meeting. Motion was carried unanimously.

The Links

Location: 901 North New Street
Represented by: Joseph Ryan, Esquire
Bo Erixson, Benson Builders

This subdivision plan is located on the east side of North New Street, adjacent to the Route 322 West Chester Bypass and the Route 100 on-ramp to the bypass. The final plan involves the creation of 12 town homes on an existing 6.40-acre parcel. The lots are situated in the R-3A zoning district. A special exception was granted by the Zoning Hearing Board to construct two access road crossings within the floodplain of the stream located at the western side of the premises. Public water and sewer will service the premises. The sewer will connect under Route 322 to the West Goshen Treatment Plant. Jim O'Brien asked about the maintenance of the existing pond. The township engineer responded that as the pond is part of the stormwater plans, it would be permanently maintained. A motion was made by Jim O'Brien and seconded by Paul Spiegel that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously.

Zoning Ordinance Text Amendment Review:

Subject: Area & Bulk Requirements for Apartments in the I-2-R District
Represented by: Louis Colagreco, Jr., Esquire
Drew Chapman, JPI – Regional Development Manager

The proposed ordinance will amend Chapter 84, Section 84-40, subsections B (2)(d), (e) and (j)[1], entitled I-2-R Light Industrial District – Restricted, to amend the area and bulk regulations applicable to apartments. The lot coverage would be reduced from 35% to 25%, the paved area (excluding parking structures) would increase from 10% maximum to 20%, while the parking area setback from property lines for a side or rear yard would be decreased from 35 feet to 30 feet. A motion was made by Paul Spiegel and seconded by Jeffrey Laudenslager that the ordinance be recommended for approval to the Board of Supervisors. Motion was carried unanimously.

Conditional Use Application Review:

Applicant: JPI Development Services, LP
Represented by: Louis Colagreco, Jr., Esquire, Drew Chapman, JPI – Regional Development Manager

The applicant proposes to develop property located at 890 South Matlack Street (Spaz Beverage) as luxury apartments, a permitted use with conditional use approval. The Board discussed proposed traffic improvements. A motion was made by Nancy Higgins and seconded by Salvatore Triolo that the conditional use application be accepted. Motion carried unanimously.

Initial Submissions:

The Jefferson at Matlack Street

Location: 890 South Matlack Street
Represented by: Louis Colagreco, Jr., Esquire
Drew Chapman, JPI – Regional Development Manager

The proposed land development depicts a 68,034 sq. ft. luxury apartment complex with a 24,500 sq. ft. parking garage located at the northwest corner of the intersection of the West Chester By Pass (S.R. 202) and Matlack Street.

Committee Reports:

There were no reports presented.

Miscellaneous Business:

Dr. White announced that due to additional obligations, Phil Yocum has discussed the possibility of resigning from the Planning Commission. Phil stated that while he had enjoyed his stay on the Planning Commission he had been given an opportunity to sit on another board which might utilize his training more effectively. There being no further business, on motion by Jeffrey Laudenslager and seconded by Jim O'Brien the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary