

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
SEPTEMBER 18, 2007**

Planning Commission – Dean K. Diehl, Paul Spiegel, Nancy B. Higgins, Jim O'Brien, 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, September 18, 2007, at the West Goshen Township Administration Building. The Chairman appointed Michael McKie a voting member for the ensuing meeting.

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 21, 2007 meeting. Nancy Higgins pointed out a misspelled word on page one of the Minutes (loose/lose). On motion made by Paul Spiegel and seconded by Michael McKie, the minutes were approved unanimously as corrected.

Final Plan Reviews:

Wexford Mews

Location: 1332 Wexford Drive

Represented by: Richard Sudall, Jeffrey Bodo, D.L. Howell & Associates

The Board had postponed a decision on this plan at their August meeting to enable a small committee of members to visit the site. Dean Diehl stated that following his site visit, the slope differential of 9% rather than the required 7%, and the proposed retaining wall made sense. He added that while there are a number of truly remarkable trees on the site, there are few specimen trees that would be significantly affected by the construction. Joseph Kelly, 98 Winridge Drive, complimented the Planning Commission members for trying to represent the neighbors. He mentioned how disappointing it is to see the township fast becoming built out with incredibly small lots. Anthony DePaul, 101 Winridge Drive, read a prepared statement regarding his concerns with the proposed development. Jim O'Brien thanked Mr. DePaul for his comments stating that changes to our ordinances come about by the residents making their feelings known, thereby becoming a stronger voice in the township. Dean Diehl asked Mr. Craig whether the plan met all of the township requirements. Mr. Craig responded affirmatively. A motion was made by Jim O'Brien and seconded by Nancy Higgins that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried 4:1, with Michael McKie in opposition.

Initial Submissions:

The Chester County Hospital – West Pavilion

Location: 701 East Marshall Street

Represented by: H. L. Perry Pepper, President – The Chester County Hospital, Lou Guardiani, V.P. Support Services – The Chester County Hospital, Al Giantonio, Yerkes Associates, William Hook, Yerkes Associates

Al Giantonio of Yerkes Associates presented the initial plan to the Board. H.L. Perry Pepper, President of the Chester County Hospital explained that due to the rapid growth in the Chester County area the hospital has experienced a 34% increase in admissions with 43,000 emergency room visits reported

yearly. At this rate, Chester County Hospital anticipates an 11% growth in the area by 2009. The last major expansion for the hospital occurred in 1984. The proposed land development depicts a 71,715 square foot hospital building addition for the Chester County Hospital encompassing three lots.

The Steward Subdivision

Location: 820 South Five Points Road

The plan represents a minor subdivision characterized by a lot line change, which will transfer property belonging to 820 South Five Points and redistribute it to three adjacent parcels.

Zoning Ordinance Text Amendment Review:

Subject: Dog Day Care Facility, Public Place of Amusement or Recreation, and Mini-Warehouse/Self Storage Facility

The proposed ordinance will amend Chapter 84, Section 84-8 by adding a definition for "Dog Day Care Facility", Section 84-96 by allowing such use in the MPD-Multipurpose District, Section 84-57.14 by adding standards for a dog day care facility, and Section 84-55.1 by specifying the minimum number of parking spaces required for such use. Additionally the ordinance proposes to amend Chapter 84, Section 84-8 by deleting the definition of "public amusement facility", public recreation facility, and "mini-warehouse" and replacing those definitions with new definitions for "public place of amusement or recreation" and mini-warehouse/self storage facility" and to specify which zoning districts such uses shall be permitted. A motion was made by Paul Spiegel and seconded by Michael McKie that the ordinance be recommended for approval to the Board of Supervisors with the current language. Motion was carried unanimously.

Committee Reports:

There were no reports presented.

There being no further business, on motion by Paul Spiegel and seconded by Michael McKie the meeting was adjourned at 8:57 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary