

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

Planning Commission – Dean K. Diehl, Nancy B. Higgins, Jeffrey Laudenslager, Jim O'Brien, Sal Triolo, Michael McKie
Supervisor – Dr. Robert White
Administration – Richard J. Craig, Township Engineer. Diane E. Clayton, Assistant 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, November 20, 2007, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. The Chairman called for approval of the Minutes from the October 16, 2007 meeting. On motion made by Jeffrey Laudenslager and seconded by Nancy Higgins, the minutes were approved unanimously.

Final Plan Reviews:

The West Chester Diner

Location: 1147 West Chester Pike
Represented by: Nicholas Vastardis, Engineer, Atef El Hendawy

The land development is situated on the north side of West Chester Pike and the east side of Kingsway Road, and involves the construction of a 1,350 square foot addition to the West Chester Diner, along with the creation of an additional 21 parking spaces, on a 5.37-acre site. The property is located in the C-4 Special Limited Business and Apartment zoning district. Mr. Craig noted that infiltration would be to the rear of the property into an underground bed. Michael McKie inquired as to whether the traffic pattern around the front of the diner is one way. Mr. El Hendawy stated affirmatively, noting that most of the parking in the lot is 2-way. A motion was made by Michael McKie and seconded by Sal Triolo that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried 6:0

Initial Submissions:

American Helicopter Museum

Location: 1220 American Boulevard
Represented by: Dan Wright, Advanced GEO Services

The land development plan depicts a 2,400 square foot helicopter maintenance building for the Museum. Mr. Craig pointed out that the whole of the area around the site is paved; therefore there are no changes to impervious surface. The proposed pole building will be fully detached and placed near the existing heliport pad. A question was raised as to why the proposed building is not being placed closer to the existing structure. Mr. Craig explained that there is a stormwater line between the existing and the proposed structure.

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, entitled I-2R Light Industrial District – Restricted, to amend the area and bulk regulations applicable to apartments. Additionally Chapter 84, Section 84-55, "Design Standards" shall be amended to add a new subsection E(1)(f) which will establish drive aisle widths for privately owned and operated parking garages accessory to principal multifamily residential buildings. Mr. Colagreco stated that the lessening of the drive aisle would afford an opportunity for landscape along Matlack Street. He pointed out to the Board that the lack of available green area at the proposed JPI site (890 South Matlack Street), seemed to be a concern for the Planning Commission members during their last review. A motion was made by Sal Triolo and seconded by Jeffrey Laudenslager that the ordinance be recommended for approval to the Board of Supervisors. Motion carried 6:0

Mr. Colagreco reminded the Board that at the August 21, 2007 Planning Commission meeting, his client was present for ordinance amendments in the I-2R zoning district concerning allowable use, height restrictions, and retaining walls in the front yard. Additionally a request was made for conditional use approval. Mr. Colagreco hoped that there was no confusion in the Board's mind regarding the previous changes and those presently proposed. On motion by Jim O'Brien and seconded by Nancy Higgins the Planning Commission affirmed that all previous recommendations made by this Body pertaining to ordinance or conditional use relief is reflected in the original approvals given. Motion carried 6:0

Zoning Ordinance Text Amendment Review:

Subject: Conditional Use Approval

Mr. Craig began by explaining that the purpose of this ordinance is to amend the time period during which a conditional use approval is valid. It has been determined by the Board of Supervisors that the six-month time frame in which an applicant must apply for a building permit, and/or use and occupancy, after receiving conditional use approval is not sufficient. Likewise should subdivision/land development approval be required with conditional use approval there is often limited time constraints. The proposed change would increase the time line from six months to one year. Jim O'Brien asked if there were a possibility that this ordinance may come back upon the township. Mr. Craig explained that the issues with the time line come into play more often with large-scale development plans (i.e. the Jerrehian plot). Jeffrey Laudenslager inquired why a blanket extension could not be extended, or perhaps the proposed ordinance could be tailored so that no precedent is being set. A motion was made by Jeffrey Laudenslager and seconded by Jim O'Brien that the proposed ordinance pertain to tracts with a minimum of 250 acres of ground. Motion carried 6:0

A motion was made by Jeffrey Laudenslager, and seconded by Jim O'Brien to withdraw the previous motion. Motion carried 6:0

A motion was made by Jeffrey Laudenslager and seconded by Michael McKie that the ordinance be recommended for approval as written, which will then be followed up by an amendment to the ordinance which would pertain to those tracts with a minimum of 250 acres of ground. Motion carried 6:0

Committee Reports:

Dean Diehl appointed Michael McKie, Jeffrey Laudenslager and Sal Triolo to the Nominating Committee.

Miscellaneous:

Dean Diehl entertained a motion that the Planning Commission make a recommendation to the Board of Supervisors that a mutual township grant program, which will develop trails throughout the township, in cooperation with other municipalities be investigated. The motion was made by Sal Triolo and seconded by Michael McKie. Motion carried 6:0

The Board was introduced to Carrie Martin who will be appointed in January to fill the seat vacated by Phil Yocum.

With the grateful acknowledgement of the West Goshen Board of Supervisors, the staff and residents, Dr. White presented Nancy Higgins with a plaque in recognition of her fourteen years of service to the West Goshen Planning Commission. He further announced that the Board of Supervisors has named Nancy a Planning Commission Emeritus Member, whereby she would be included in any function in which the Township honors the contributions of the various Township Boards and Commissions. Nancy thanked the Board and stated that she would miss the meetings. She further stated that if she had it to do over again, she would.

There being no further business, on motion by Sal Triolo and seconded by Jim O'Brien the meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary