

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
JANUARY 15, 2008**

Planning Commission – Dean K. Diehl, Paul Spiegel, Nancy Higgins, Jeffrey Laudenslager, Jim O'Brien, Sal Triolo, Michael McKie, Carrie Martin

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, January 15, 2008, 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 December 18, 2007 meeting. On motion made by Jeffrey Laudenslager and seconded by Michael McKie, the minutes were approved unanimously.

Final Plan Reviews:

Islamic Society of Chester County
Location: 1001 Pottstown Pike
Represented by: Denis E. Forest, P.E.

The land development plan is situated on the east side of Pottstown Pike (Route 100), opposite Taylor's Mill Road. The initial plan involved the revision of a property line between two adjacent parcels (U.P.I. numbers: 52-4-8E & 9E) totaling 7.66 acres and a 3,000 square foot addition to the existing facility. The final land development plan depicts an elimination of the lot line. Mr. Craig introduced the plan noting that parking and stormwater improvements have been administered to the property under an earlier approved Erosion and Sedimentation Permit. The Chairman asked whether any of the neighbors had any objections to the plan. Rosario Micelli, 110 Crosspointe Drive, stated that while he had no objection to the expansion, he was concerned with the recent lack of buffering which has occurred. A large number of trees have been removed as a result of the Erosion and Sedimentation Permit, leaving the property very visible from his vantage point and in his opinion an "eyesore". Mr. Forrest replied that the Erosion and Sedimentation Permit allowed for the expansion of the parking lot from 15-18 spaces to a needed 50-75 spaces. Mr. Forrest further stated that the Society will replace the buffer area with a tree line, and to insure their goodwill will agree to that being a condition of approval for building permits. A motion was made by Jeffrey Laudenslager and seconded by Sal Triolo that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried 8:0

Initial Submissions:

Henderson High School – Parking & Athletic Facilities Improvements
Location: 101, 401, 501, 505 Montgomery Avenue & 790 Lincoln Avenue
Represented by: Mark Groves, Capital Program Manager,
WCASD
Anthony Verwey, Esquire|
Keith Lieberman, CMX Engineering
Marie Pantalone, P.E., PTOE (Traffic Planning)
Mark Bertrando, Principal, Henderson
High School

Jim O'Brien stressed his disappointment with the plan, as he felt the improvements could have been more significant. Mark Groves defended the proposed improvement by stating that after months of planning the school district feels it has produced the best plan possible for the site, noting they have been working with the Conservation District and PennDot on the improvements. Keith Lieberman stated that the current buffer area between the stream is about 3 ½ feet; the plan proposes to increase this dimension anywhere from 10 ½ -19 ½ feet in areas. The plan also proposes to close off seven existing driveways along Montgomery Avenue and to channel pedestrian traffic through decorative fencing. Traffic calming devices are then planned to direct the pedestrian traffic into two dedicated points of access across Montgomery Avenue. Additionally, raised median islands are proposed, consistent with PennDot requirements, to lessen travel speeds. A bus turning exhibit was submitted, depicting an adequate turning radius for buses. Mr. Lieberman stated that the plan further proposes a significant improvement in the matter of stormwater remedies, as there are none in existence now, and will lessen many of the existing non-conformities at the site.

Conditional Use:

Subject: Athletic Fields And Parking Lots For Henderson High School
Represented by: Mark Groves, Capital Program Manager, WCASD
Anthony Verwey, Esquire
Keith Lieberman, CMX Engineering
Marie Pantalone, P.E., PTOE (Traffic Planning)
Mark Bertrando, Principal, Henderson High School

This conditional use had been continued from the previous meeting in December. Sal Triolo reported that a committee had visited the site, and that the issues regarding safety for the children appear to have been addressed. Dean Diehl asked for a motion on the use of the property as athletic fields and parking facilities for Henderson High School. Jeff Laudenslager inquired as to whether there are any other uses or buildings on the site. Mr. Groves replied that the structures on the site have been demolished, however there is an underground storage facility on the south side of Chestnut, west of Montgomery Avenue. A motion was made by Jeffrey Laudenslager and seconded by Sal Triolo that the Conditional Use be recommended for approval to the Board of Supervisors subject to Rick Craig's research into existing uses. Motion was carried 5:1. Jim O'Brien was in opposition, while Carrie Martin and Paul Spiegel abstained from the vote as they both had outside dealings with the school district.

Committee Reports:

Dean Diehl appointed Carrie Martin to head the "Zoning - Screening Match" Committee previously held by Nancy Higgins. Dean Diehl announced to the Commission that we should look into reevaluating our ordinance requirements in regard to plantings for subdivision/land development. He reported that many species of trees have been infected with disease or pest infestations. The planting of a variety of trees rather than a select few would ensure viability of some of the plantings, by nurturing good pests able to eliminate the bad. A sample-planting guide was distributed for review.

Miscellaneous:

Dr. White announced that he and Carrie Martin walked a proposed land development site.

A discussion ensued regarding the West Chester Regional Planning Commission. A motion was made by Paul Spiegel and seconded by Jeffrey Laudenslager that it be recommended to the Board of Supervisors they rejoin the West Chester Regional Planning Commission. Motion carried unanimously 8:0.

There being no further business, on motion by Sal Triolo and seconded by Paul Spiegel the meeting was adjourned at 8:48 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary