

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
JUNE 17, 2008**

Planning Commission – Dean K. Diehl, Jeffrey A. Laudenslager, Michael McKee, Carrie Martin, Monica Drewniany, Robert Holland

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, June 17, 2008, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. There was none. The Chairman called for approval of the Minutes from the May 20, 2008 meeting. On motion made by Jeffrey Laudenslager and seconded by Carrie Martin, the minutes were approved unanimously.

Initial Submissions:

Spaz Beverage

Location: 1015 West Chester Pike

Represented by: Robert Spaziani, Glen Collins

John Mullen – Yerkes

This land development proposes to combine two (2) non-conforming lots to develop the property with a 4,000 square foot beverage distribution center. The site is the previous location of Dougherty's TV and the neighboring residence at 2 Richfield Avenue. Mr. Craig stated the township had contacted PennDot regarding the possibility of accessing the site from West Chester Pike; however access was denied as there are two minor streets (Rose Lane & Richfield Avenue) within close proximity. Chairman, Dean Diehl opened the floor for public comment. Gail Fitzgerald, 4 Rose Lane, stated that she was opposed to this use at this location. Over the years, she has dealt with issues concerning lighting, trash, and noise due to Peters' Salon, Dunkin Donuts, and WAWA. Richard Tapper, 16 Richfield Avenue, stated that he was concerned about the effect the proposed business would have on the quality of life in his neighborhood. He anticipated that the constant in and out traffic would create a safety concern. Mr. Tapper compared the proposed use to the Starbucks/ Quiznos site, as he felt both sites were ill equipped to handle the volume of traffic both pedestrian and vehicular. He further stated that he already has drainage issues, as do many of his neighbors, and can only assume that the new business will generate further problems. Mr. Craig responded that the applicant will be required to conform to current erosion and sedimentation control as well as stormwater standards. These standards were not in place at the time of previous construction. Monica Drewniany questioned the surrounding uses and their zoning. Diane Clayton, Assistant Zoning Officer, responded that the properties in question are zoned C-3 Limited Highway Commercial District; and that the proposed use was a by-right use. Ms. Clayton further pointed out that three (3) residential uses on both Rose and Richfield which abut the subject property are also zoned C-3. Michelle Rollman, 5 Rose Lane, voiced additional concerns over traffic, and suggested that the township consider placing "Watch Children" signs or speed bumps as traffic calming devices. Lee Rollman, 5 Rose Lane, asked what the hours of operation would be. Mr. Spaziani responded that he was proposing a retail business only, as his wholesale business has been sold. Additionally his staff has been cut from 28 to 4 including himself. The hours will be Monday through Thursday from 9 AM – 9 PM; Friday and Saturday from 10 AM – 10 PM; Sunday from 12 – 5 PM. Lauren Rollman, 5 Rose Lane, stated that while she currently enjoys her quiet neighborhood, she felt using Rose and Richfield as access routes would invite drive through traffic. Lee Rollman addressed the board, and requested that they take into

consideration the neighborhoods' concerns when reviewing this application. Additionally, Mr. Rollman submitted a neighborhood petition to the Planning Commission regarding their concerns over the proposed use at this location.

Mark Weigand

Location: 1 North Five Points Road

Represented by: Dr. Mark Weigand

Mark Padula, Engineer

The proposed plan depicts an 871 square foot chiropractic office building addition. The site is the previous location of the Hudson bank.

Committee Reports:

There were no committee reports. There being no further business, on motion by Jeffrey Laudenslager and seconded by Carrie Martin, the meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary