

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

Planning Commission – Dean K. Diehl, Paul Spiegel, Jeffrey A. Laudenslager, Jim O'Brien, Sal Triolo, Michael McKee, Carrie Martin, Robert Holland, Monica Drewniany

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, July 15, 2008, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. Richard Tapper, 16 Richfield Road, addressed the Board in regard to the proposed land development for Spaz Beverage, to be located at 1015 West Chester Pike. Mr. Tapper's concerns were in regard to traffic, entrance to the site, and the placement of the building on the site. The Board listened to Mr. Tapper, and then suggested that as many of his concerns were in regard to variance relief sought before the Zoning Hearing Board, he should address his questions to that body as well. There being no further public comment, the Chairman called for approval of the Minutes from the June 17, 2007 meeting. On motion made by Jeffrey Laudenslager and seconded by Michael McKie, the minutes were approved unanimously.

Final Plan Reviews:

Mark Weigand

Location: 1 North Five Points Road
Represented by: Dr. Mark Weigand

The land development proposes an 871 square foot addition to a commercial structure for use as a chiropractic office, which would then total 2,424 square feet. The applicant has included additional parking spaces for a total of 13 on a .8 acre tract. Existing access will be utilized which includes driveways on both West Chester Pike and North Five Points Road. The site is zoned C-1 Neighborhood Commercial District. Rick Craig stated that the plan produced an overall net reduction in impervious surface; as a result no additional stormwater was necessary. A motion was made by Paul Spiegel and seconded by Jim O'Brien that the plan be approved for recommendation to the Board of Supervisors as submitted. Motion carried unanimously. 8:0 (Carrie Martin was not present for the vote).

Citadel Federal Credit Union

Location: 1209 West Chester Pike
Represented by: Carol Humenick, Citadel
Charles Olivo, P.E.

The land development which is located on the north side of West Chester Pike and the south side of Strasburg Road involves the construction of a two-story office building with attached bank totaling 19,905 square feet. The site is zoned C-4 Special Limited Business and Apartment District. Monica Drewniany inquired as to the provisions established to eliminate lighting glare onto neighboring properties. Mr. Olivo responded that the proposed lighting requirements are in conformance with township codes, featuring a shoe box type of fixture which would cast the glare down and away from abutting properties. The Board questioned why there had been a change to the placement of the proposed building compared with the existing building. Mr. Olivo stated that Citadel chose to place the building closer to West Chester Pike to

be nearer to existing commercial uses, as opposed to the surrounding residential uses. Dean Diehl noted that White Pines were proposed as a landscaping aid, and strongly suggested a change to Oriental Spruce. Ms. Humenick, representing Citadel, agreed to the change. A motion was made by Jeffrey Laudenslager and seconded by Sal Triolo that the plan be approved for recommendation to the Board of Supervisors with the agreed upon change to the landscaping plans of Oriental Spruce replacing the White Pines. Motion carried unanimously. 9:0

Initial Submissions:

Goshen Leisure Development II

Location: 21 Hagerty Boulevard
Represented by: William Freas
Adam Brower, P.E.

The proposed plan reflects 164,150 square feet of flex office and warehouse buildings. Mr. Craig pointed out that a portion of a previous landfill extends under the property. Adam Brower stated that the plan calls for more office space rather than warehouse, closer to the north side of Route 202. This is the reverse of the previous Goshen Leisure land development, (LD # 20050003). He further stated that stormwater remediation is proposed similar to that of the previous plan in an effort to remain consistent in utilizing different measures to improve water quality. Sal Triolo suggested a potential lease problem due to the close proximity of both the West Chester and West Goshen Sewer Plants. Monica Drewniany inquired why the riparian buffer was being reduced to 50 feet. Mr. Bower stated that the request is due to the substantial change in elevation beyond the stream banks and that the land development proposes a minimal disturbance to the area.

Schramm, Inc. – A&B Building Amended Land Development

Location: 800 East Virginia Avenue

The proposed plan depicts a 3,200 square foot land development for two storage/warehouse buildings located on the north side of East Virginia Avenue.

Zoning Ordinance Text Amendment Review:

The proposed ordinance will amend Section 84-8 by including into the definition of "athletic club", a physical therapy facility as an accessory use and providing a definition for a physical therapy facility. Discussion ensued regarding the wording requiring patients to be members of the athletic facility. A motion was made by Robert Holland and seconded by Sal Triolo that the ordinance be recommended for approval to the Board of Supervisors with a change to sentence No. 2, under the definition of Athletic Club. Sentence to read: "An athletic club may also include as an accessory use a physical therapy facility provided that the patients pay an admission, entry, or membership fee per the principal use..." Motion failed 4:4, with Carrie Martin abstaining. A motion was made by Paul Spiegel and seconded by Michael McKie that the ordinance be recommended for approval as submitted. Motion failed 4:4, with Carrie Martin abstaining

Committee Reports:

There were no reports presented.

Miscellaneous Business:

Dean Diehl recognized Travis Emery, 1144 Carolina Avenue, who is a member of Boy Scout Troop No. 14, and encouraged him to attend additional meetings. There being no further business, on motion by Paul Spiegel and seconded by Robert Holland the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary