

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
AUGUST 19, 2008**

Planning Commission – Dean K. Diehl, Paul Spiegel, Jeffrey A. Laudenslager, Jim O'Brien, Sal Triolo, Michael McKie, 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 7:05 p.m. on Tuesday, August 19, 2008, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. James Ingram, 962 North Penn Drive, stated that he wished to applaud the efforts made to control stormwater measures at the recently approved Henderson High School land development. There being no further public comment, the Chairman called for approval of the Minutes from the July 15, 2008 meeting. On motion made by Jeffrey Laudenslager and seconded by Sal Triolo, the minutes were approved unanimously.

Final Plan Reviews:

**Schramm, Inc. – A&B Building Amended**

Location: 800 East Virginia Avenue

Represented by: Jerry Dickens

The land development proposes to construct two office and storage buildings (one additional structure will be attached to an existing manufacturing facility) totaling 3,200 square feet and 52 additional parking spaces on a 26.9-acre site located in the I-3 General Industrial Zoning District. Rick Craig stated that the plan proposes a decrease to the existing impervious surface; therefore no additional stormwater is required. The site currently contains several structures for office, manufacturing, warehouse, fabrication, etc., one of which has been eliminated. There will be no change to the parking. When asked the purpose for this land development, Mr. Dickens replied they anticipate being able to improve their operations with the new lay out. A motion was made by Paul Spiegel and seconded by Sal Triolo that the plan be approved for recommendation to the Board of Supervisors as submitted. Motion carried unanimously. 7:0 (Carrie Martin and Robert Holland were not present for the vote).

**Spaz Beverage**

Location: 1015 West Chester Pike

Represented by: Robert Spaziani, Glen Collins

Stacey Fuller, Esquire

This land development which is located on a corner lot fronting on West Chester Pike, Rose Lane, and Richfield Avenue, proposes to combine two (2) non-conforming lots to develop the property with a 4,000 square foot beverage distribution center. Rick Craig stated that the parking will be at the rear of the building, with underground stormwater facilities located in the front. There have been changes made to the circulation pattern to limit truck traffic on Rose Lane and Richfield Avenue. Additionally the applicant has agreed to the placement of non-mountable curbing at the entrances to the site. The curbing will restrict south bound traffic from Rose Lane and Richfield Avenue onto West Chester Pike. The buffer between the proposed commercial use and the existing residential use will be a single row of trees in combination with an existing stockade fence. Monica Drewniany inquired after the requested zoning relief

for the site. Mr. Craig explained that the Zoning Hearing Board granted the variances in regard to the setback requirements from Rose Land and Richfield Lane. Sal Triolo asked what type of traffic would be generated by truck deliveries to the site. Glen Collins responded that he anticipates a maximum of 5-6 side loader trucks per week. Monica Drewniany stated that she had major problems with the plan. In her opinion the site was being over developed with a 4,000 square foot structure, where a smaller building of perhaps 3,600 square feet could have been erected. She further stated that she felt the proposed use was inappropriate for this site, understanding that the residential properties abutting the site are also zoned commercial. Paul Spiegel asked if the use was permitted by right, which Diane Clayton, Assistant Zoning Officer confirmed. He inquired as to the aesthetics of the proposed building and whether it would fit in with the surrounding neighborhood. Robert Spaziani stated that they planned for a structure of stone, brick, and stucco which should fit in well with the community. Additionally they plan for a small sign facing West Chester Pike. Michael McKie inquired as to the height of the buffering trees at time of planting to which Mr. Craig responded they would be six (6) feet in height. A motion was made by Robert Holland and seconded by Carrie Martin that the plan be approved for recommendation to the Board of Supervisors as submitted. Motion carried 7:2 with Monica Drewniany and Michael McKie in opposition.

Initial Submissions:

**Howard Business Park – Parking Lot Expansion**

Location: 315-317 Westtown Road

The proposed plan reflects a parking lot expansion of 99 spaces as well as the relocation of detention basin for the site.

Zoning Ordinance Text Amendment Review:

The proposed ordinance will amend Section 84-55-E (2)(a) and (e) of the Zoning Ordinance to amend the minimum driveway width for two-way traffic from 26 feet to 24 feet. Mr. Craig explained that the requirements for such driveway widths has changed in recent years from 26 to 24 feet, and that the amending of this ordinance would bring our ordinance requirements in line with existing standards. Paul Spiegel stated that lowering the standards only afforded a developer to construct a larger building. Jim O'Brien agreed, stating that most parking lots do not have enough room to maneuver now. Monica Drewniany stated that the reduction in driveway width serves to reduce impervious coverage by reducing the amount of pavement. A motion was made by Monica Drewniany and seconded by Robert Holland that the ordinance be recommended for approval as submitted. Motion carried 7:2, with Jim O'Brien and Paul Spiegel in opposition.

Committee Reports:

There were no reports presented.

There being no further business, on motion by Paul Spiegel and seconded by Monica Drewniany the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Diane E. Clayton  
Recording Secretary