

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
SEPTEMBER 16, 2008**

Planning Commission – Dean K. Diehl, 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, September 16, 2008, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. There being none, the Chairman called for approval of the Minutes from the August 19, 2008 meeting. Monica Drewniany suggested a terminology change (line 16, page 2) to read "over developed". On motion made by Robert Holland and seconded by Sal Triolo, the minutes were approved as amended unanimously.

Conditional Use:

**Metro PCS**

Location: 1130 West Chester Pike – Pembroke Nursing & Rehabilitation Home  
Represented by: Nailah Rogers, Esquire

Ms. Rogers explained that the applicant proposes to attach telecommunication antennas at a height of 70 feet to the existing 90 foot monopole located at 1130 West Chester Pike. Related radio equipment will be installed within the existing ground equipment compound. The opening of the fence and some shrubbery will be relocated to another area of the compound. Ms. Rogers noted that in the decision granted under SH 3-07 held on March 14, 2007 the Supervisors approved collocation at this site. Sal Triolo asked how a lapse of coverage is determined especially when no coverage is provided for currently. Grady Jones, Site Acquisition Engineer, stated that coverage information is provided from satellite data. Dean Diehl inquired as to the screening proposed at the site. Mr. Jones replied that the fenced in area will be stockade style and that arborvitae plantings will be provided for additional screening. A motion was made by Jim O'Brien and seconded by Monica Drewniany that it be recommended to the Board of Supervisors that the conditional use request be recommended for approval without any additional conditions. Motion carried unanimously. 7:0 (Jeff Laudenslager was not present for the vote).

The following two items were discussed simultaneously.

Text Amendment/Map Change:

**R-3B Flexible Design Conservation District**

The amendment/map change provides for the creation of a new R-3B Flexible Design Conservation District and specifies area and bulk requirements and design standards for such a district. Tax Parcels 52-2-114, 52-2-114.1, 52-2-114.2, 52-2-114.4, 52-3-61.10, 52-3-62, 52-3-75, 52-3-181, 52-3-182, 52-3-183, 52-3-184, 52-3-185, and a portion of 52-2-114.5 are to be rezoned from R-3 Residential to R-3B Flexible Design Conservation District. The property under consideration for the map change consists of approximately 434 acres located at the northwest corner of the Route 322 Bypass and Phoenixville Pike, which is owned by the Jerrehian family. The proposed text amendment deletes the current definition of

"open space" and adds new definitions for "common open space", "greenway lands", "passive open space", and "gross development tract area". It was explained to the Board that the new zoning district would allow the property to be developed into lots with single family detached dwellings, semi-detached dwellings and single family attached dwellings in a cluster development with a minimum of 50% of the Gross Development Tract Area being preserved as open space or "greenway lands."

Conditional Use:

**Jerrehian – A PA General Partnership**

Location: northwest corner of the Route 322 Bypass and Phoenixville Pike

Represented by: Louis J. Colagreco, Esquire; Ray Growkowski

Mr. Colagreco explained that the proposed conditional use was to enable the applicant (the Jerrehian Family) to develop the property in accordance with the requirements of the proposed R-3B Flexible Design Conservation District ordinance. Mr. Growkowski compared the proposed plan with the previous plan before the Board for the same site (the Pulte plan), which anticipated the development of the property under the R-3A Flexible Design Option. The new plan would provide for 598 homes, in seven sections of development. Section I, II, & III contain 371 age restricted units, Section IV contains 48 single-family attached dwellings (townhouse style), Section V & VI contain 151 single family detached dwellings, and Section VII contains 28 single family detached dwellings. In addition to having fewer homes on the plan, the new plan provides for more open space. A new traffic study was performed which noted no real difference in traffic counts from the previously proposed plan. The general consensus was that the plans for this site get better with each revision. Monica Drewniany felt the new plan was a huge improvement over the previous plan providing housing and roadways in a village like atmosphere rather than suburban. Jim O'Brien echoed those sentiments, suggesting that the supervisors consider the future possibility of improving or removing the "dog leg" on Phoenixville Pike. A motion was made by Jim O'Brien and seconded by Jeffrey Laudenslager that a recommendation be made to the Board of Supervisors to approve the ordinance as submitted, and to continue deliberations on the conditional use request until the October Planning Commission meeting. Motion carried unanimously 8:0.

Committee Reports:

There were no reports presented.

There being no further business, on motion by Michael McKie and seconded by Jim O'Brien the meeting was adjourned at 8:26 p.m.

Respectfully submitted,

Diane E. Clayton  
Recording Secretary