

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
FEBRUARY 17, 2009**

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

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer; Diane E. Clayton, Secretary

Chairman, Paul Spiegel, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, February 7, 2009, 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 announced the 2009 Planning Commission Board which was unanimously confirmed as follows:

Paul Spiegel – Chairman
Jeffrey Laudenslager – Vice Chairman
Jim O'Brien – Member
Sal Triolo – Member
Michael McKie – Member
Carrie Martin – Member
Robert Holland – Member
Monica Drewniany – Member
Dean Diehl – Member
Diane E. Clayton - Secretary

The Chairman called for approval of the Minutes from the December 16, 2008 meeting. On motion made by Dean Diehl and seconded by Robert Holland, the minutes were approved unanimously 9:0.

Initial Submission:

QVC Studio Park
Location: 1200 Wilson Drive
Represented by: Angelo Capuzzi, P.E., Lou D'Anofrio, Facilities – QVC, Richard Shiles, HSA, Lisa Eisenberg, HSA

The land development proposes construction of warehouse and office space, and provides for additional parking. A third point of access to the site is proposed off of American Boulevard. This access will be for employee use only and will be gated. A discussion ensued regarding proposed traffic improvements, to which Mr. Craig stated that although he had not performed a thorough review, he believed the improvements would be sufficient for the area.

Kirkland Woods
Location: 300 Kirkland Avenue
Represented by: Lisa D'Andrea, P.E.

David Kahn of Signature Group is proposing this subdivision for seven single family lots in the R-3 Residential Zoning District. All lots will have public water and sewer and each dwelling will have a separate driveway. The development abuts the Stillwood Development, and the proposed homes will be comparable to those in Stillwood.

Text Amendment:

The proposed amendment would add a definition for "building envelope" in Section 84-8 and allow swimming pools in the R-2, R-3, R-3A,R-3B, and R-4 districts as accessory uses to dwellings on lots which front on two or more streets and on corner lots provided they are located within the building envelope and to the rear of the dwelling. It was explained that while swimming pools are currently an approved accessory use in these zones, there are numerous properties in the township that are unable to utilize their properties to the fullest extent as the properties have two front yards and two side yards, by current definition. On these lots the logical placement of an accessory structure such as a pool would be to the rear of the dwelling, which currently would be a front yard. Pools are not allowed in the front yard. Monica Drewniany pointed out a print error relating to Section 5. – "R-3B District". [Printed as Section 84-14.6B(12) should be 84-14.6B(13)]. A motion was made by Carrie Martin and seconded by Sal Triolo that the ordinance be approved contingent on the correction of Section 5 being made. Motion carried 8:1, with Dean Diehl in opposition.

Committee Reports:

Chairman, Paul Spiegel, confirmed the following committees:

Residential Committee – Sal Triolo, Chairman; Monica Drewniany, and Carrie Martin

Commercial Committee – Robert Holland, Chairman; Jeffrey Laudenslager, and Michael McKie

Public Comment:

There being no further business, on motion by Jeffrey Laudenslager and seconded by Sal Triolo, the meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary