

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
JULY 21, 2009**

Planning Commission – Jeffrey Laudenslager, Michael McKie, Salvatore Triolo, Robert Holland, Monica Drewniany, and Carrie Martin

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer
Diane E. Clayton, Asst. Zoning Officer (Secretary)

Chairman, Jeffrey Laudenslager, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, July 21, 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 called for approval of the Minutes of the previous meeting. On motion made by Monica Drewniany and seconded by Sal Triolo, the Minutes from the June 16, 2009 meeting were approved unanimously, 5:0. (Carrie Martin was not in attendance at the time of the vote.)

Initial Plan Review:

A. Duie Pyle, Inc.
Location: 720 East Niels Street
Represented by: Timothy Koch, A. Duie Pyle

The proposed plan is for a lot consolidation of five parcels into one for A. Duie Pyle.

Final Plan Review:

STP Garage
Location: 848 South Concord Road
Represented by: Max Stoner, Glace Associates, Inc.

The land development plan involves the construction of a 4,242 square foot garage with parking on a 16.73 acre site. An existing small garage will be demolished. Stormwater will be handled by a rain garden. There will be a slight increase to the overall impervious surface coverage; however this will be handled by the rain garden. A motion was made by Robert Holland and seconded by Monica Drewniany that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously. (6:0)

Dash Enterprises – Auto Storage Lot
Location: 716 East Union Street
Represented by: Dave Gibbons, D.L. Howell
& Associates, Inc.

This land development is situated on the south side of East Union Street east of Bolmar Street and involves the construction of an auto storage lot, including the renovation of an existing garage building into a 2,400 square foot auto maintenance building, on a 2.1 acre site. An existing residence on the site will be removed. A motion was made by Monica Drewniany and seconded by Sal Triolo that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously. (6:0)

Unit 11 – Greenhill Corporate Park
Location: 1171 McDermott Drive
Represented by: Dave Gibbons, D.L. Howell
& Associates, Inc.

The land development involves the construction of a two and one-half story, 34, 480 square foot office building, and 109 parking spaces, on a 3.5 acre site. McDermott Drive is a private street, and therefore not maintained by the municipality. The unit is proposed for condo ownership. Stormwater at the site is handled via infiltration beds under the parking lot and an existing detention basin. The Greenhill Corporate Park land development was begun several years ago to be constructed in phases, Unit 11 comprises the last vacant lot at the site. A motion was made by Robert Holland and seconded by Michael McKie that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously. (6:0)

Zoning Ordinance Text Amendment Review:

The proposed ordinance will amend Section 84-132.A (7) and 84-132.A (11) of the Area and bulk requirements for lots in the MCX Municipal Complex District. The rear yard setback {84-132.A (7)} is amended from 50 feet to 30 feet. The minimum green space requirement {84-132.A (11)} is amended from 40% to 20%. A motion was made by Robert Holland and seconded by Sal Triolo that the ordinance be recommended for approval. Motion carried unanimously. (6:0).

Conditional Use Application Review:

Applicant: Traditions Development Corp.
Location: North east corner of Boot Road and SR202
Represented by: John Jaros, Esquire; Mike McCormick,
Traditions (President);

John Murphy, Alpha Consulting Engineers; Jack Carry, Architect

Applicant is proposing to construct a 128 unit Senior Apartment Building or Independent Living Facility, a use permitted by conditional use approval pursuant to Section 84-12.G(3) of the Township Zoning Ordinance. John Murphy addressed the board by stating that the proposed use meets all of the criteria stipulated for the use. A 3-story high, 30,000 square foot building is proposed. The property and the corner lot where the Goshen Fire Company is located, was previously owned by the Janiec family. When the Fire Company purchased their lot, an access easement to the adjoining property existed. Access to the proposed Independent Living facility is through this easement. Mr. Murphy stated that Traditions had held meetings with the Fire Company in order to address their concerns over the impact this will have on their site. Traditions are proposing emergency vehicle signage to be strategically located, lighting to alert for emergency vehicles, etc. Sal Triolo asked if there were any statistics on how well the lights work. Mr. Murphy responded that they had discussed this system with Emergency Management personnel, who stated that the system works much like signal light pre-emption. Sal Triolo asked what the typical trip generation for the facility would be. Mr. Murphy responded 200 in and out. These trips would be at "off-peak" times and spread throughout the day. Carrie Martin stated that she had walked the site on a prior occasion and felt that traffic was a particular problem, especially with vehicle stacking on Greenhill Road while making a left during rush hour. Monica Drewniansky asked for a definition of Independent Living Facility. It was explained that these units are for senior citizens (55+ and older) who function on their own with minor assistance, not yet at an assisted living status. Jeffrey Laudenslager inquired as to the staff, and was informed that the maximum number of staff at one time would be 15. There are 3 shifts scheduled at 7a.m., 3 p.m., and 11 p.m. The last shift will be a skeleton crew with perhaps 3 staff. John Hose', representing the Goshen Fire Company spoke about the impact on the Fire Station by stating that the easement was thought to have been a limited use easement to provide ingress only. They had not anticipated an ingress/egress for a high density use. Mr. Hose also stated that Station 56 believes the construction will cause run off problems, affect their parking, cause access problems for their call responders and their emergency vehicle routes, as well as limit their ability to fully utilize their own site. They currently hold two fundraisers and Monday night training for which parking would pose an issue

with an access drive through their property. Mr. Hose also mentioned that the current curb cut on Boot Road is not wide enough to accommodate both emergency vehicles and the apartment traffic and would suggest a dedicated fire co access and separate traditions access. Kevin Carney, Goshen Fire Company, stated that Station 56 has 8 fulltime staff with the rest being volunteer. On average the company responds to 3,000 ambulance calls and 700 fire calls, with 12-17 responders for each call. They have 3 fire trucks and 2 ambulances at the site. Mr. Craig asked whether the current parking is adequate for their needs. Mr. Carney responded "No". John Jaros stated that Traditions would like to sit down with the Fire Company personnel and township staff to iron out any issues. Jeffrey Laudenslager stated that members of the Commercial Construction Committee (Jeffrey Laudenslager, Robert Holland, and Sal Triolo) have expressed an interest in attending the meeting and walking the site. Carrie Martin stated she would also like to attend the site walk. Discussion on the Conditional use was postponed to the August meeting.

Committee Reports:

There were no reports presented.

Miscellaneous Business:

Mr. Craig asked the Planning Commission to reconsider the date for the August meeting as he would be unable to attend the regularly scheduled meeting of Tuesday, August 18, 2009. The Planning Commission voted to change their meeting date to Monday, August 17, 2009.

Dr. White announced that the township had walked the Jerrehian property for an assessment of the historical structures, and it was determined that several structures will be eliminated (tea house, 2 bridges/culverts).

Dr. White further announced that the interviews for the new Planning Commission members would begin Wednesday, July 22nd.

There being no further business, on motion by Sal Triolo and seconded by Robert Holland the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Diane E. Clayton
Secretary