

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

Planning Commission – Jeffrey Laudenslager, Jim O'Brien, Michael McKie, Sal Triolo, 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 7:05 p.m. on Tuesday, August 17, 2009, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the Chairman read a letter from John A. Jaros, Esquire, counsel for the Traditions Development Corporation, stating that they were requesting a continuance of their conditional use hearing, and would not be present at tonight's meeting, and therefore was removed from consideration on the Agenda. The floor was opened for public comment, at which time several residents from both East and West Goshen Townships stated they had concerns over the Traditions plan. Mr. Laudenslager explained that the Commission could not answer questions pertaining to the plan, but they were willing to listen to any comments at the end of the meeting. The Chairman then called for approval of the Minutes of the previous meeting. On motion made by Michael McKie and seconded by Carrie Martin, the Minutes from the July 21, 2009 meeting were approved unanimously, 5:0.

Initial Plan Review:

The Woodlands at Greystone
Location: northwest corner of the route
322 bypass and Phoenixville Pike
Represented by: Ray Growkowski

Mr. Growkowski stated that the plan before the board was based on the conditional use hearing, approved by the Board of Supervisors. The plan is for 598 units, consisting of 371 age restricted single family and 110 twins. There is roughly 162 acres of open space, 6 miles of trails, and 3 lakes, as well as other amenities. A historical review of the property by Township staff, noted that two structures and two bridges will be rebuilt. The project will be built in phases beginning with the eastern part of the project along Phoenixville Pike. Allen English, 1104 Nottingham Drive, asked if recreational activities such as fishing, boating, and ice skating would be prohibited in the open space areas, and if so, why? Jim O'Brien explained that the conditional use order called for areas of "passive open space" to be reserved for public use.

Final Plan Review:

Duie Pyle
Location: 720 East Niels Street
Represented by: Timothy Koch

The land development plan involves a lot consolidation for the purpose of meeting ordinance requirements for green space. James Ingram, 962 N. Penn Drive had questions regarding the stormwater for the site, and whether or not the existing basin could adequately handle the run off. Mr. Craig responded that a well was proposed for the site, and that all requirements have been satisfactorily met. A motion was made by Jim O'Brien and seconded by Michael McKie that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously. (5:0)

Committee Reports:

There were no reports presented.

The Chairman opened the floor for public comment. Several residents representing both East and West Goshen Township raised concerns over the proposed Traditions Development, a proposed 128 unit independent living facility to be located on Boot Road. Janet Vokoun, 1010 Laurel Drive, raised concerns over traffic patterns from the proposed site, and questioned whether a dedicated left hand turn lane would be advisable. Allen English, 1104 Nottingham Drive, stated that aesthetically he felt a 45 foot high apartment complex would be an eyesore to the community and only create additional traffic concerns to an already overburdened area. It was asked if a Traffic Study had been done for the site, especially in light of the fact that the existing ingress/egress for the property is shared with the Goshen Fire Company. Mr. Craig responded that one will be done. Albert Zuccarello, 1661 Yardley Court, representing East Goshen Township, and a member of their Planning Commission, urged the West Goshen Planning Commission to look at the fact that abutting this use is the Hershey Mills complex which houses 1725 homes, or an estimated 3400 drivers. The intersection of Greenhill and Boot Road is a nightmare to navigate now, and the addition of 128 new units, whether or not they all drive would create a dangerous situation. Additionally he pointed out that the recently approved plan for QVC will add 600 new employees, who will also be travelling on these roads. He stressed issues of runoff which will flow downstream into East Goshen Township. In conclusion he encouraged the Board to deny this plan, as it would drastically affect both East and West Goshen Township. Dr. White stated that the issue with the ingress/egress was one which the Goshen Fire Company was aware of when they purchased the property. The easement existed when they purchased the property. Robert Phiel, Goshen Fire Company, stated that while they were aware of the easement, they felt the property either would not be built on, or a small residential subdivision would be done. Dr. White stated that previous proposed uses for the site had been a WAWA, and a Taco Bell both of which it was felt had more of an impact on the community.

Miscellaneous Business:

Dr. White introduced the two new members for the Planning Commission, Jeffrey Lieberman and John Wildrick, who would be appointed at the Board of Supervisors meeting on August 19, 2009.

There being no further business, on motion by Carrie Martin and seconded by Jim O'Brien the meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Diane E. Clayton
Secretary