

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
OCTOBER 20, 2009**

Planning Commission – Jeffrey Laudenslager, Jim O'Brien, Sal Triolo, Monica Drewniany, Robert Holland, Carrie Martin, Jeffrey Lieberman, and John Wildrick

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, October 20, 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 Sal Triolo and seconded by Jim O'Brien, the Minutes from the September 15, 2009 meeting were approved unanimously, 7:0. (Carrie Martin was not in attendance at the time of the vote.)

Initial Plan Review:

West Goshen Twp. Street Maintenance Facility
Location: 1025 Paoli Pike

The plan proposes a 33,766 square foot public works garage for offices and vehicle /equipment storage of the Streets Department. Monica Drewniany questioned the proposed architectural details, especially in regard to what will be viewed from North Five Points Road. She suggested that the Township take into consideration the impact this building/use will have on abutting properties and the increased traffic concerns that may be presented as a result. She also addressed the proposed landscaping, and suggested that the existing row of hedges remain to mitigate the view of the parking lot; while inquiring as to the proposed architectural details for the building. Mr. Craig responded that the architectural details will complement the existing municipal complex, and that there are no plans to remove the hedge row.

Final Plan Review:

E.O. Bull Center
Location: 2 East Rosedale Avenue
Represented by: Hal Dean, West Chester University
Brian L. Nagle, Esquire

The land development is located in the R-3 Residential zoning district, and calls for the construction of five building additions totaling 9,135 square feet to the E.O. Bull Center, along with the construction of an additional 40 parking spaces. This plan has gone through the Zoning Hearing board for variance relief and the Board of Supervisors for Conditional Use approval. Mr. Craig explained that per the approvals previously granted the University, additional parking must be provided for should it be determined necessary at a later date. Carrie Martin asked how the provisions of the parking will be managed, to which Mr. Craig responded that the Township would monitor the site. Jeffrey Laudenslager questioned whether or not all of the items in the comment letter had been adequately addressed, primarily the lighting issue. Mr. Craig responded that the plan is now in compliance with all township requirements. A motion was made by Robert Holland and seconded by Carrie Martin that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously (8:0).

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

The subdivision plan presented involves the creation of seven single family parcels from an existing 4.35 acre parcel. The lots are situated in the R-3 Residential zoning district, and are proposed to have public water and sewer. Each residence will have an individual driveway, with (5) lots accessing off of Kirkland Avenue, and (2) lots off of Ashbridge Drive. The Chairman called for a motion on the plan, whereby Robert Holland announced he would abstain from the vote, due to a conflict of interest. A motion was made by Monica Drewniansy and seconded by Carrie Martin that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried (7 for; 1 abstain).

Zoning Map Amendment:

A proposed ordinance to amend the township zoning map, and rezone three parcels from C-4 Special Limited Business and Apartment District to R-3 Residential District. The parcel numbers affected are 52-6E-151, 52-6E-152, and 52-6E-153, being 401, 403, and 405 Falcon Lane respectively. It was explained to the Planning Commission members that the three properties have always been residential in use, and therefore unable to meet any area and bulk requirements for the existing zone. The change would allow the properties to continue as conforming properties and uses in the R-3 zone. The properties about the R-3 zoning district. A motion was made by Sal Triolo and seconded by Robert Holland to recommend that the Board of Supervisors approve the zoning map change. Motion carried unanimously (8:0).

Conditional Use:

Applicant: Traditions Development Corp.
Location: North east corner of Boot Road & Route 202
Represented by: John Jaros, Esquire
Mike McCormick, and John Murphy

Mr. Murphy began by giving an overview of the proposed project, consisting of a 128-unit Independent Living Facility. The property is situated next to the Goshen Fire Company lot, and abuts the Hershey Mill community in East Goshen Township. A shared access exists with the Goshen Fire Company. Mr. Murphy explained that the Traditions Development Corporation has held numerous meetings with PennDot, East Goshen Township, the Hershey Mill Homeowners Association, and the Goshen Fire Company in order to resolve issues which have arisen with abutting property owners. Talks with PennDot are ongoing to discuss possible modifications to the existing driveways in order to accommodate both uses. The applicant proposes to maintain as much of the existing landscape which now buffers the Hershey Mill Community as possible, while adding a minimum 3 foot high berm and fencing. In regard to parking, he stated they have exceeded the requirements per the Township code as well as what they feel is necessary for the use. Based on criteria gathered at their 114-unit, Hanover site, there were 35 vehicles in the parking lot during peak times, which meant that 30% of the occupied units have their own car. A van provides transportation to the bulk of the residents and is available every 20-30 minutes. Monica Drewniansy stated that while she believed the use was necessary, she felt the proposed project was too dense for this site. Jeffrey Laudenslager had concerns over the height of the building. Jeffrey Lieberman questioned whether or not existing resources for emergency response would be stretched with an apartment complex next door. Several residents from East Goshen Township were present to comment on the plan. Tom Rupp, the President of the Hershey Mill Homeowners' Association, had concerns over the stormwater run off. Jim Stark, of Quaker Ridge Village in Hershey Mills, questioned the co-mingling of two uses on a lot. Tom Day, of Yardley Village in Hershey Mill, and Walker Thompkins, of Hamlet Hill, expressed concern over the traffic issues which could result from this use. Al Zaccarelli, felt the plan provided insufficient parking, especially if more residents choose to drive their own vehicles. He mimicked Mr. Rupp's concerns in regard to stormwater runoff, and urged the members of the West Goshen Township Planning Commission to seriously consider all elements of the proposed plan. Stephen Janiec, the property owner of the lot under discussion, responded to all by clarifying that the Fire Company originally purchased the land at a reduced rate, with full knowledge of the access

challenges on the property. At the time of purchase, a 70,000 square foot office building was proposed which would have had shared access with the Fire Company. The West Goshen supervisors denied the office use. There being no more discussion, a motion was made by Monica Drewniany and seconded by Jim O'Brien to recommend that the Board of Supervisors deny the conditional use request. Motion carried unanimously (8:0).

Committee Reports:

There were no reports presented.

The floor was opened for public comment at the end of the meeting. There being none, on motion by Jim O'Brien and seconded by Robert Holland the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Diane E. Clayton
Secretary