

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

Planning Commission – Jim O'Brien, Michael McKie, Monica Drewniany, Robert Holland, Carrie Martin, Jeffrey Lieberman

Supervisor – Dr. Robert White

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

Acting Chairman, Jim O'Brien, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, November 17, 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 Robert Holland and seconded by Carrie Martin, the Minutes from the October 20, 2009 meeting were approved unanimously as amended, 6:0.

Initial Plan Review:

South Concord Road

Location: rear portion of Rolling Green Memorial

Represented by: Michael Lyons, Esquire, Glenn M. White, Todd Fleming, P.E.

The plan proposes a 20 lot residential subdivision with 3 additional lots designated as open space. The applicant had previously sought and been granted zoning relief to cross the flood plain to install sanitary sewer lines, stormwater drains, and to widen and extend an existing driveway belonging to Rolling Green Memorial. Mr. Lyons acknowledged that a Home Owners Association would be in place to maintain the three additional lots where the stormwater management is proposed. Monica Drewniany asked about the road stub located off of Lot #5. Todd Fleming explained it is proposed that the Home Owners Association will maintain this unless the roadway is extended, at which time it would become a dedicated street. Neighboring residents, among them, (Lisa Liguori, 326 South Five Points Road; Jim Aubry, 501 Emily Circle; Marietta Ledonne, 502 Emily Circle; Leo Emacentee, 609 South Concord Road; Gerald Napiecek, 797 Ware Circle; Patty Keefe, 1002 Pine Valley Circle; Christopher Kephart, 210 Westerly Way; Robert Zeolla, 804 Carlson Ave.; Barbara Gardner, 903 Pine Valley Circle; Matthew McCaskey, 602 South Concord; and Marjorie Windle, 604 South Concord Road) expressed concerns over traffic and stormwater management. Jim O'Brien stated that the Planning Commission would try to address concerns as the plan proceeds through the review phase.

Final Plan Review:

McCue Subdivision

Location: 324 South Five Points Road

Represented by: Lance & Victoria McCue

The proposed subdivision plan is for demolition of an existing residence, construction of a new residence, and consolidation of two existing lots located at 324 South Five Points. A motion was made by Monica Drewniany and seconded by Carrie Martin that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously (6:0).

West Goshen Township Streets Department Facility  
Location: 1025 Paoli Pike  
Represented by: Dr. Robert White, Dave Gibbons

The final land development plan proposes the construction of a 33,766 square foot streets department facility building, a 3,700 square foot salt storage shed, and an additional 11 parking spaces. Dr. White stated that the facility is to be located on the previous Hallowell Field site, and that these fields have been replaced by the leasing of fields from West Chester Area School District. Mr. Craig pointed out that one of the driveway entrances is to be relocated approximately 40 feet to the northwest, to be directly aligned with the north Five Points Road/Dawn Drive intersection. A motion was made by Robert Holland and seconded by Monica Drewniansy that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously (6:0).

Conditional Use:

Applicant: CIRR, LLC  
Location: 835 Lincoln Avenue  
Represented by: Brain Nagle, Esquire and Senya Isayeff

Mr. Nagle explained that the proposed use, educational, is a permitted use in the I-2 Zoning District. The applicant is proposing to lease units 2-14, in a currently vacant building, to the Chester County Intermediate Unit for a 3 to 5 year term. The educational use will be a temporary facility for the CCIU while their permanent facility is completed at their main campus. Mr. Isayeff stated that the number of students would fluctuate anywhere from 60-120 students. The hours of operation would be 8 AM until 2:30 PM. The children would be dropped off by bus or van with perhaps 10 students being permitted to drive themselves. The total number of required parking spaces, based on historic data from their existing facility is 54 spaces. The CCIU currently is located in leased space owned by the Downingtown Area School District, which will be returned to the Downingtown School District at the end of the year. He further stated that if additional parking were required, above what is already provided for at the site, the VFW has agreed to make their adjoining parking lot available for the overflow. Robert Holland noted that the plan depicts 80 parking spaces already assigned to the units. Carrie Martin expressed a concern in regards to the timing of buses leaving this facility and perhaps turning towards Henderson as they let out at the same time. Mr. Isayeff stated that it would be likely that the buses would take a left to Turner Lane and on to Paoli Pike, especially as the students are coming from various locations. Richard Craig asked about stacking of buses. Mr. Isayeff stated that there are provisions for stacking, but anticipates it not exceeding 4 or 5 buses. Monica Drewniansy inquired if extracurricular activities or events with parents would take place at the site. Mr. Isayeff responded there would be no extracurricular activities and that the children would remain in the building. There would be no access to the outside area. Brian Nagle explained that as the building would be a leased site, the township would receive tax revenue. Monica Drewniansy asked what guarantees would there be that after the lease expires it would not be extended. Mr. Isayeff explained that he was willing to make it a condition that the use will expire at 5 years and the applicant would then need to come back to the Township for a new conditional use to proceed. Monica Drewniansy said she was not opposed to the mixed use on the site due to the location of the building in which it is proposed, and felt that a condition should be added that the entrance and student parking be placed on the eastern side of the building. Carrie Martin agreed and stated that precedent has already been set in the township with mixed educational/industrial/commercial uses in the Township. A motion was made by Monica Drewniansy and seconded by Carrie Martin that the conditional use application be recommended for approval to the Board of Supervisors with the applicant's proposed conditions and the additional condition that parking be located on the eastern portion of the building for students. Motion carried unanimously (6:0)

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 Robert Holland and seconded by Michael McKie the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Diane E. Clayton  
Secretary