

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
MARCH 16, 2010**

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

Supervisor – Dr. Robert White

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

Acting Chairman, Jim O'Brien, called a stated meeting of the West Goshen Planning Commission to order at 7:02 p.m. on Tuesday, March 16, 2010 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 from the February 16, 2010 meeting. On motion made by Robert Holland and seconded by Carrie Martin the minutes were approved.

Draft Zoning Ordinance Text Amendment

The proposed draft ordinance amends Section 84-14.C (2) imposes landscaping requirements for an independent living facility by modifying the existing verbiage to allow for the use of existing vegetative buffers if the Township Supervisors deem suitable. An amendment of Section 84-74.D (7) would lengthen the timing period before a conditional use would expire. Finally the various changes proposed to Section 84-75.A (1)(e), A(1)(i), and A(1)(j) address the level of service of the roadway affected by the conditional use and that adequate conditions exist for fire equipment to provide protection. A comment was made by Monica Drewniany that she felt this was an excellent revision in that it allowed for existing vegetation to be utilized, however she suggested the word "suitable" be added to the last sentence in Section 84-14.C (2) to read: "...in cases where existing vegetation and trees provide a suitable screen or if a suitable alternative buffer or screen is proposed."

A motion was made by Sal Triolo and seconded by Carrie Martin that the draft ordinance be recommended for approval to the Board of Supervisors as amended to include the word suitable. Motion carried unanimously, 6:0

Conditional Use

Craig Scott, Inc. d/b/a Scott Honda of West Chester - The Planning Commission members reviewed the application to use the property located at 716 East Union Street for a vehicular sales and service agency, including wholesale sealed bid vehicle auctions. The property is located in the MPD, Multi-Purpose District in which conditional use approval is required for vehicle sales.

A motion was made by Michael McKie and seconded by Robert Holland that the conditional use be recommended for approval to the Board of Supervisors. Motion carried unanimously, 6:0

Committee Reports:

There were no reports presented.

New and Miscellaneous Business:

Dr. White invited the Planning Commission to walk the Jerrehian property on May 8, 2010. It is expected that the preliminary land development will be ready to proceed shortly after the walk through, and it would be advisable for the Planning Commission to get a feel for the site.

The floor was opened for public comment. There being none, on motion by Sal Triolo and seconded Michael McKie, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Diane E. Clayton  
Secretary