

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
SEPTEMBER 21, 2010**

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

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

Chairman, Jeffrey Laudenslager, called a stated meeting of the West Goshen Planning Commission to order, on Tuesday, September 21, 2010, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the Chairman recognized Richard Gostkowski, 794 Maule Lane, and a Kutztown University Political Science Major, who would be sitting in on the meeting. The floor was opened for public comment but there was none. 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 August 9, 2010 meeting were approved unanimously.

Final Land Development Plan:

Jones Subdivision

Location: 1127 Grove Road

Represented By: David Sanders, D.L. Howell, P.E.

The subdivision is situated on the northeast side of Grove Road, south of its intersection with Pennsylvanian Avenue and involves the creation of two residential lots from a 2.24 acre site. The existing dwelling will remain on lot one (1.26 acres). Both lots will be serviced by on-site water and public sewer. A motion was made by Robert Holland and seconded by Jim O'Brien that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously, 7:0 (Sal Triolo was not present for the vote).

Text Amendment - Independent Living Facility in the I-2 Zoning District. -

Applicant: BPI II Associates

Location: 1017 Andrew Drive

Represented by: Brian L. Nagle, Esquire; Michael Gillam, Baxter Properties; Edward B. Walsh, PE; Bruce T. Cavin, Architect

Mr. Nagle explained to the Commission that the applicant has petitioned to amend the Zoning Ordinance, requesting that the Board of Supervisors consider amending the I-2 Light Industrial District to allow an Independent Living Facility, as defined in the West Goshen Township Zoning Ordinance as a use by conditional use. Area and bulk regulations, design standards, and parking regulations for an independent living facility in the I-2 District were discussed.

Conditional Use - Independent Living Facility in the I-2 Zoning District.

Mr. Nagle explained to the Commission that in 2004 the site was approved for 2 office buildings totaling 70,000 S.F., which have yet to be constructed. The detention basin and 329 parking spaces for the anticipated use have been built. The applicant has petitioned to amend the Zoning Ordinance, requesting that the Board of Supervisors consider amending the I-2 Light Industrial District to allow an Independent

Living Facility, as defined in the West Goshen Township Zoning Ordinance as a use by conditional use. To that end the applicant has also submitted a conditional use request to the Board of Supervisors; both petitions are before the Planning Commission for a recommendation. Mr. Nagle explained that the use as described is analogous to an apartment use in the I-2R District. BPI II Associates proposes to build a single five story Independent Living Facility with 115 one-bedroom units. The project is focused on attainable housing for those 55 and older. The proposed use would require only 230 parking spaces, creating a net decrease of impervious surface. After considerable discussion, the Planning Commission decided additional information was required. On motion made by Jim O'Brien and seconded by Robert Holland, the Planning Commission made a formal request to the Board of Supervisors to hold the record open for these scheduled hearings until such time as the applicant can provide to the Commission additional information to enable an informed decision on the Text Amendment and Conditional Use request. Motion carried 7:1 (Sal Triolo-Nay).

Committee Reports:

There were no reports presented. The Chairman opened the floor for public comment but there was none.

There being no further business, on motion by Robert Holland and seconded by Carrie Martin, the meeting was adjourned at 8:28 P.M.

Respectfully submitted,

Diane E. Clayton
Secretary