

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
OCTOBER 19, 2010**

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

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer

Chairman, Jeffrey Laudenslager, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, October 19, 2010, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the Chairman opened the floor for public comment but there was none. The Chairman then called for approval of the Minutes of the previous meeting. On motion made by Jim O'Brien and seconded by Monica Drewniany, the Minutes from the September 21, 2010 meeting were approved unanimously, 5:0.

Initial Submissions: None

Final Land Development Plan:

Saunders Lane, L.P.

Location: 1005 Saunders Ln.

Represented by: Ray Wolfe

26,000 sq. ft. industrial supply facility which has been under review for 2+ years due to a request for a water main change from Aqua America. Monica asked whether a secondary access is possible. Rick explained it is always preferable but in this case is not possible due to the topography. Monica also asked about "step backs" from the retaining walls and Rick explained that the design is adequate.

On motion made by Jim O'Brien and seconded by Monica Drewniany, the plan was approved unanimously, 6:0.

Proposed Zoning Ordinance Text Amendment:

Section: 84-38.A

Location: 1027 Andrew Dr.

Represented by: Brian Nagle / BPI II Assoc.

In response to the board's request at the September meeting, Applicant researched how many properties are in the I-2 zone in the township and have greater than 5 acres. The first 8 sites are in the Andrew Dr. / Saunders Ln. commercial / industrial area. The remaining 16 sites are in the Matlack / Hagerty area around West Chester Univ. Discussion centered around whether or not this amendment would affect these properties. According to the applicant, at least $\frac{3}{4}$ of these properties probably could not be developed this way.

A motion was made by Monica Drewniany and seconded by Carrie Martin that the plan NOT be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously. (8:0)

Conditional Use Application:

BPI II Associates

Location: 1027 Andrew Dr.
115 Unit Independent Living Facility
Represented by: Brian Nagle

The design has not changed from the prior month but a new rendering was shown to reflect all units. The applicant believes it meets the height requirements and will provide desired housing for the mid-income market. In addition, it believes the existing commercial traffic flows will not be affected by this residential facility due to different hourly usage patterns.

Monica expressed a concern that fairly dense residential housing is being put in a commercial park and that we are in effect "spot zoning". Jim expressed concerns with traffic flow and opposing flow in this area will not be complimentary.

Jeff expressed concerns with regards to noise in this area for residential area. Mike expressed concerns as well that this plan was being made solely for tax revenue reasons and we already have two examples where this approach has been questionable at best. Finally, Carrie stated the use of this property was in no way an example of good planning.

A motion was made by Monica Drowniany and seconded by Carrie Martin that the plan NOT be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously. (8:0)

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 Bob Holland and seconded by Jim O'Brien, the meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Mike McKie