

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
AUGUST 16, 2011**

Planning Commission – Jim O'Brien, Michael McKie, Monica Drewniany, Carrie Martin, Jeffrey Lieberman, and 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 7:00 p.m. on Tuesday, August 16, 2011 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 July 26, 2011 meeting. On motion made by Carrie Martin and seconded by Jeffrey Lieberman, the minutes were approved. 4:1. Monica Drewniany abstained from voting as she was not present for the July meeting, and Robert Holland was not in attendance for the vote.

Initial Submissions:

**Olsen Subdivision**

Location: 1116 Phoenixville Pike

The subdivision represents a lot line change between 1116 and 1114 Phoenixville Pike, which will convey .04 acres from 1114 to 1116.

Zoning Text Amendment Presentation:

Applicant: Baxter Properties, BPI Inc.  
Location: 1017 Andrew Drive

Represented by: Brian L. Nagle, Esquire; Mary Ann Rossi, Esquire;  
Michael Gillam, Baxter Properties

The applicant, Baxter Properties, had petitioned the Supervisors to amend the Zoning Requirements to include an Independent Living Facility (senior apartment use) at 1017 Andrew Drive. Previous approval had been received for two office buildings at the same site for which the infrastructure is already in place. The applicant now proposes to build a five story Independent Living Facility instead of the approved office buildings. When they first appeared before the Planning Commission, concerns were raised over noise (proximity to Route 202), traffic generated, and a residential use in an Industrial Zone. The property is zoned I-2 Light Industrial.

The Applicant produced Experts in the following fields to address any concerns:

Planning & Design: Dennis Glacken, President Glacken, Thomas, Panzak  
Traffic Planning: John Caruolo P.E., President Caruolo Assoc. Inc.  
Noise: Christopher Brooks, Senior Consultant Acoustic Dimensions  
Physical Ailments: Josh Davidson, Physical Therapist Bryn Mawr Rehab.  
associated w/ seniors

Mr. Glacken presented a study in which he pointed out that the existing apartment uses in West Goshen are located in the R-4 (residential) or C-4 (commercial) district, however with West Goshen being virtually built out, there is no place to put this needed use. He added that no new apartments have been built in almost 40 years, the most recent one being The Jefferson at Matlack located on Matlack Street and Route 202 in the I-2R district.

Mr. Glacken explained the differences between an Independent Living Facility such as the one proposed, an Assisted Living Facility (such as Traditions), and a Total Care Facility. He stated that an additional benefit of this project would be increased revenue in the form of tax dollars for the municipality and the School District. Mr. Glacken noted that the Township Comprehensive Plan recognizes the need for this type of use and that when the Chester County Planning Commission performed their review, they expressed the thought that trails could connect from the Jerrehian property across the street to this site. He concluded that it was a needed use and a good location.

Mr. Caruolo did a Traffic Study, which showed that this use would produce a lower volume of traffic than the previously approved office use. A total of 15 trips per day in the AM and 18 trips per day in the PM would be generated using the IT specs for Senior Adult Housing.

Mr. Brooks, from Acoustic Dimensions, conducted a sound survey at the site and concluded that the noise generated from the area would be no greater than that generated in our meeting room with the air conditioner running.

Margaret McGonigle and Elizabeth (Betty) McConnell, residents of Highgate Apartments, a Baxter affiliate, spoke to their desire to have such a facility in West Goshen. They added that the issues brought up by the PC members about noise, traffic, or the proximity to an Industrial Zone, did not bother them as they are currently along West Chester Pike, with offices on one side of them and a bar across the street. The uses in the Andrew Drive Industrial Park are office uses. They stated they were anxious for the facility to be built as the accommodations proposed specifically to meet the needs of the aged appeals to them (i.e., grab bars, light switches within easy access, non slip floor in tubs, etc.).

Josh Davison, a physical therapist with Bryn Mawr Rehabilitation, stated that many elderly individuals suffer falls in their home, resulting in hip, back, and limb damage. An apartment complex geared towards the elderly with accommodations to assist them in their daily lives would be beneficial.

Terry Clarke, a resident, came to the meeting in support of the units. She stated she had spent the last two years trying to find a facility like the proposed one for her parents to no avail. It was either cost prohibitive or the use was for an assisted living or total care facility, which did not suit her parent's needs. A use such as this would have allowed them independence and dignity.

Jim O'Brien asked Mr. Glacken why this shouldn't be considered "spot zoning" to which Mr. Glacken pointed out that the proposed Zoning Text Amendment would make it a use by right. He further reiterated that this was a good location for a use such as this as it was convenient (meaning in close proximity to hospitals, stores, Route 202, etc.) He felt the residential use mixed with the existing office uses would be a good fit and fill an important gap.

Attorneys for the applicant, Brian Nagle and Mary Ann Rossi, asked the Planning Commission members to review the material submitted, stating they would like to come back again to discuss this project in the near future.

#### 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 Monica Drewniany, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Diane E. Clayton  
Secretary