

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
SEPTEMBER 20, 2011**

Planning Commission – Robert Holland, Michael McKie, Monica Drewniany, Carrie Martin, John (Terry) Wildrick, William Morrison, and Vito Genua

Supervisor – Dr. Robert White

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

Acting Chairman, Robert Holland, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, September 20, 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 August 16, 2011 meeting. On motion made by Michael McKie and seconded by Carrie Martin, the minutes were unanimously approved as corrected.

Final 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. A motion was made by Michael McKie and seconded by Vito Genua that the subdivision plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously, 7:0.

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; Edward B. Walsh, P.E.; Dennis Glacken; John Caruolo P.E.; Christopher Brooks; and Josh Davidson

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. A presentation was given to the Planning Commission members last month, and again prior to the meeting for that not in attendance last month. Reports were given by Dennis Glacken, John Caruolo, Christopher Brooks, Edward B. Walsh, Josh Davidson, and Michael Gillam in regards to the proposed project and why it should be considered at the proposed location. When asked about the noise that would be generated by traffic along the Route 202 corridor, Mr. Brooks stated that the applicant is planning on putting additional sound attenuating architectural features into the design of the building, but noted that his studies determined that the noise level was of a normal range for an interior use. Dennis Glacken pointed out several apartment complexes in neighboring municipalities that abut a major thoroughfare, including The Jefferson at Matlack in West Goshen Township. Following a brief recess, the meeting reconvened, as the Chairman asked Monica Drewniany to verbalize the Planning Commissions thoughts on the presentation. Monica stated that an independent living facility with affordable housing was a much

needed use; however the current plan appears to be designed around existing constraints rather than towards the residents who would utilize the space. The Planning Commission members therefore charged the Applicant to return to the Commission with another plan, one which would provide a "better living environment."

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 William Morrison and seconded by Vito Genua, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Diane E. Clayton
Secretary