

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
OCTOBER 18, 2011**

Planning Commission – Jeffrey Laudenslager, Michael McKie, Bob Holland, Monica Drewniany, Jeffrey Lieberman, Carrie Martin, Will Morrison and Vito Genua

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 18, 2011, 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 Carrie Martin and seconded by Monica Drewniany, the Minutes from the September 20, 2011 meeting were approved unanimously with the following changes noted by Vito Genua:

Page 1 3rd paragraph: should read "traffic along the corridor".

Page 2 1st paragraph: should read "noise level was for a normal range for an interior use"

Initial Submissions: None

Noise Ordinance # 2011:

Dr. White discussed the background of the proposed noise ordinance. A resident from North Hills also discussed the impact the latest development has had on him and his neighbors. Previously, Rick Craig mentioned developers / construction firms were willing to work with Township officials on limiting noise to reasonable hours where possible to satisfy neighbor's complaints. The Township now feels a need to clarify its existing ordinance.

Mike McKie made a motion that the existing ordinance be modified to (a) delineate between residential (homeowner directly involved) and commercial construction and that (b) commercial construction hours be restricted to M-F 7am-7pm and Saturday hours be restricted to 9am – 6pm. Construction other than that authorized or conducted by a private resident would not be allowed on Sunday, and legal counsel would determine the appropriate holidays in which construction should not be permissible. The motion was seconded by Bob Holland, and the ordinance plan was approved unanimously, 8:0.

Zoning Amendment Petition:

Baxter Properties

Location: 1017 Andrew Dr.

114 Unit Independent Living Facility

Represented by: Mary Ann Rossi and Brian Nagle

As recommended by the Planning Commission at the September meeting, Baxter's architect and representatives presented a new plan to satisfy some of its concerns. The new "v" shaped design was discussed and the board asked questions concerning open space, parking and noise issues. Monica Drewniany voiced her concerns that the site was too constrained for the proposed use and her belief that the outside area still does not show an effective use of open space. Due to noise issues, she feels this

area will be rarely used. Others on the board agreed, but felt that the usage was necessary and that ultimately this would be a purchasing decision made by residents. Baxter agreed to come back with slight changes to the plan and was willing to work through changes during the Conditional Use process.

Mike McKie and Bob Holland both expressed concern that this amendment could affect other properties where this development was unique and would have a negative effect on residents / businesses. Dr. White suggested that the board consider placing this parcel in an I2R zone.

A motion was then made by Bob Holland and seconded by Jeff Lieberman that the amendment, along with the suggestion that this parcel be placed in an I2R zone, be recommended for approval to the Board of Supervisors as submitted. Motion carried. (6:2)

Preliminary Subdivision Plan for Jerrehian – PA General Partnership

Location: Northwest Corner of 322 Bypass and Phoenixville Pike
598 Single Family Units
Represented by: Louis Colagreco, Esq.

Lou Colagreco presented the latest design and discussed the latest changes since this plan was last presented to the board. The number of units is still expected to be 598 and is split up in vicinities as follows: a) adult community (NE quadrant); b) single family (N quadrant); c) single upgraded (W quadrant) and d) townhomes (SE quadrant). Each phase of the build-out will likely consist of a mix of all 4 housing types but the plan right now is to concentrate the 1st phase on the area from Phoenixville Pike to the roundabout. The 2nd phase will likely concentrate on the area from Pottstown Pike to the connector road. The 3rd phase will be in more of the middle of the parcel and the 4th phase more to the outside of the parcel.

Conveyance of open space to West Goshen Township will take place when the parcel is rezoned. After 250 units are built, all trails and improvements agreed to in the Conditional Use plan must be performed. For citizens to access the trails, West Goshen Township will need to decide if any improvements must be performed when opened to the public and thus on its own "dime". Dr. White discussed park monies that may be available for this type of work if approved.

Next month, this plan will come up for discussion and the board will be asked to make a recommendation to the Board of Supervisors whether or not to go forward.

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 Jeff Laudenslager, the meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Mike McKie
Secretary Pro-Tem