

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
NOVEMBER 15, 2011**

Planning Commission – Jeffrey Laudenslager, Robert Holland, Monica Drewniany, Carrie Martin, John (Terry) Wildrick, Jeffrey Lieberman, and Vito Genua

Supervisor – Dr. Robert White

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 at 7:00 p.m. on Tuesday, November 15, 2011 at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the Chairman recognized Josh Steachele and Mack Canto from Boy Scout Troop 105 of Exton, after which the floor was opened for public comment. There being none, the Chairman called for approval of the Minutes from the October 18, 2011 meeting. On motion made by Robert Holland and seconded by Jeffrey Lieberman, the minutes were unanimously approved as corrected, 7:0.

Initial Submissions: None

Proposed Noise Ordinance:

This ordinance was presented at the October Planning Commission meeting. Based on input from the Planning Commission members, the ordinance has been revised, and resubmitted for review. A motion was made by Monica Drewniany and seconded by Carrie Martin that the ordinance be recommended for approval to the Board of Supervisors as written. Motion carried unanimously, 7:0.

Preliminary Subdivision Plan

Applicant: Jerrehian – PA General Partnership
Location: northwest corner of the Route 322 Bypass and Phoenixville Pike
Represented by: Louis Collegreco, Jr. Esquire; Cynthia Smith, PE, Horizon Engineering, and Ray Grochowski

The preliminary subdivision plan represents 598 residential units. Mr. Collegreco, displayed a revised version of their previous submittal, based on comments by the Planning Commission members which included an additional trail connection. Mr. Grochowski explained that the applicant was willing to include this trail; however a grade differential of 16 feet with 3-1 slopes exists in much of the area. This would necessitate the need for 2-3 sets of 20-25 steps. Following a discussion, it was determined that this concept would be counterproductive to what was originally proposed. Street lighting was suggested along collector roads and the proposed Community Center, as a nice addition to the development. Monica Drewniany expressed concerns regarding privacy, especially for those houses that were in close proximity to the trail system, and suggested some type of landscape buffering might be a good idea. She also suggested that additional parking in the center of the development would allow further access by the public to the trail system, having concerns that if the additional parking were not provided for, it would encourage people to park on the roadway, causing parking concerns. Jessica Canto, 130 Sunset Hollow Road, disagreed with Ms. Drewniany's assessment of the parking criteria, noting that the trail systems at East Goshen and East Bradford had no issues with their parking, and neither provided parking in the

center of the trail system. She felt that people would be less likely to park in the center with the 80 parking spaces provided in the main parking lot. Following further discussion, a motion was made by Monica Drewniansky and seconded by Robert Holland that the plan be recommended for approval with the provision that the applicant will explore the possibility of additional parking to the interior. Motion carried unanimously, 7:0.

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 Vito Genua and seconded by Carrie Martin, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Diane E. Clayton
Secretary