

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
JANUARY 17, 2012**

Planning Commission – Robert Holland, Monica Drewniany, Jeffrey Laudenslager, Carrie Martin, Will Morrison, and Vito Genua

Supervisor – Dr. Robert White

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

Chairman, Robert Holland, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, January 17, 2012 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 December 13, 2011 meeting. On motion made by Jeff Laudenslager and seconded by Carrie Martin, the minutes were approved unanimously 6:0.

Initial Submission:

There were no initial submissions.

Final Land Development Plan:

Bridgewater Drive Subdivision
Location: 1262 & 1266 Bridgewater Drive
Represented by: Ralph Haltiwanger

The plan proposes to transfer .361 acres from the 1266 Bridgewater property to the 1262 Bridgewater property. Mr. Haltiwanger (1262 Bridgewater) explained that the purpose for the project was to create a buffer between the neighboring properties and to maintain the area. A motion was made by Monica Drewniany and seconded by Vito Genua that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously, 6:0.

Geo-Thermal Pump House/West Chester University
Location: 114 West Rosedale Avenue
Represented By: Brian Nagle, Esquire; Dolores Giardino, West Chester University

The land development is for a geothermal pump house for West Chester University to be located at 114 West Rosedale Avenue. Conditional use approval and a letter of adequacy County Conservation District have been received; therefore the project was ready to move forward. A motion was made by Jeffrey Laudenslager and seconded by William Morrison that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously, 6:0.

Conditional Use:

Baxter Properties, BPI Inc.
Location: 1017 Andrew Drive Represented by: Mary Anne Rossi, Esquire; Mary Ann Rossi, Esquire;
Michael Gillam & Kirsten Johnson, Baxter Properties; Barry Walsh, E.B. Walsh & Associates;

The Andrew Drive Industrial Park property, having been re-zoned to I-2R, Light Industrial District – Restricted, now permits the use of an Independent Living Facility by Conditional Use approval. A revised plan was presented to the Planning Commission depicting more parking in the front of the proposed facility with handicapped parking readily accessible at the drop off area. It was suggested that sitting areas be placed in strategic locations nearer the building. The Planning Commission proposed the use of Spruce or Fir trees in place of Pine trees along the Route 202 portion of the property to act as a buffer. Finally it was agreed upon that the proposed community garden for the plan be eliminated. A motion was made by Monica Drewniany and seconded by Vito Genua that the plan be recommended for approval to the Board of Supervisors with the following conditions:

- A striped (painted) walkway is installed across the parking lot from the building to the South.
- A sidewalk be placed across the parking island.
- Signage is placed as needed marking the walkway crossing.
- Elimination of the use of White Pines, in favor of Fir, Spruce, and broad leaf evergreens to act as a buffer.
- Sitting areas are placed closer to building.
- Move gazebo structure closer to the building, now that the community garden has been eliminated.

Motion carried unanimously 6:0.

Committee Reports:

There were no reports presented. The Chairman opened the floor for public comment but there was none.

Unfinished Business:

There being no further business, on motion by Robert Holland and seconded by Carrie Martin, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Diane E. Clayton
Secretary