

**West Goshen Township
Planning Commission Meeting
Tuesday, October 16, 2012**

Planning Commission - Monica Drewniany, Robert Holland, Tracey Christman, Vito Genua, Jeffrey Laudenslager, Carrie Martin, Will Morrison, Terry Wildrick

Supervisor –Dr. Robert White

Administration –Richard J. Craig, Township Engineer

Chairman, Robert Holland, called a stated meeting of the West Goshen Planning Commission to order at 7:03pm on Tuesday, October 16, 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 September 18, 2012 meeting. On motion made by Monica Drewniany and seconded by Jeff Laudenslager, the minutes were approved 8:0.

Initial Submissions

No initial submissions were submitted for review.

Final Land Development Plan- Houseknecht Family, Ltd. Partnership

Final land development plan for a 25,000 square foot equipment rental and sales showroom building located at 515 South Bolmar Street for the Houseknecht Family, Ltd. Partnership (old Davis Lumber site). A project overview (summary) was presented by Richard Craig. It was noted that the plans were not reviewed by the Chester County Conservation district, as less than one (1) acre of ground would be disturbed by the project.

The current project site is 100% impervious cover and has no storm water controls. Area has historically provided for the ponding of water, including the adjacent street. Project would include restoration of grass areas; a beneficial improvement to the site, and improvements in storm water management.

County Planning has noted that proposed parking spaces exceed number of current parking spaces on site (proposed increase to include 11+ additional spaces). Overall proposed plan would, however, decrease the total impervious surface.

Joe Russella, of DL Howell-project engineers represented the project owners. Mr. Russella provided additional project information and stated that the number of proposed parking spaces reflected the number of spaces needed for the facility. The project

represents the establishment of an industrial equipment showroom and storage facility for the rental and sale of industrial and commercial equipment. Traffic flow for the delivery and return of equipment will include a dedicated entrance and a dedicated exit. Providing additional project information and representing the proposed business were Michael and Ryan Houseknecht.

Question was asked regarding the ponding of water on site, solution provided for the project will include the elevation of the ground of site (2 feet above street level) to facilitate and movement of water to storm water drains.

A motion was made by Vito Genua to recommend approval of the final development plan as written to the Board of Supervisors; motion was seconded by Monica Drewniany. Motion carried 8:0.

Discussion of proposed Ordinance revision to add a definition for “Learning Center” in Section 84-8 and to allow such use in the Commercial Zoning Districts.

Issue-what constitutes “educational” use what does not? Richard Craig explained that the revision to the ordinance was to provide for use without overburdening specific business and facilities providing “supplemental services” or resources to educational activities. Educational use conditions are very stringent and problematic for facilities and businesses providing for such services to “education”, i.e., tutoring centers, etc. (the services provided somewhere between “home” and “school facilities”). Bob Holland expressed an issue with the language used in the ordinance; is “supplemental educational support” too general, too broad? Monica Drewniany inquired if it was possible to include a time element to the proposed descriptive language, i.e., hour(s), week(s).

A motion was made by Robert Holland to recommend approval of the proposed ordinance revision to the board of supervisors, following a review by the solicitor with respect to the language “supplemental educational support”. Is additional language available or needed to further define the parameters of support activities/services. The motion was seconded by Tracey Christman. Motion carried 8:0

Committee Reports

No committee reports presented. The Chairman opened the floor to public comment but there was none.

Adjournment

There being no further business, a motion to adjourn was made by Tracey Christman and seconded by Monica Drewniany. The meeting was adjourned at 7:50pm.

Respectfully submitted by

Carrie Martin