

West Goshen Township
Planning Commission Meeting
April 16, 2013

Planning Commission : Robert Holland, Monica Drewniany, Jeffrey Laudenslager, Carrie Martin, John (Terry) Wildrick, 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, April 16, 2013 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, Chairman, Robert Holland, called for approval of the Minutes from the March 19, 2013 meeting. The minutes were approved with revisions unanimously.

Presentation

Glen Bentley, with the Chester County Planning Commission approached the Planning Commission to discuss recommendations they might have on how the County can improve its review process.

Initial Submissions:

None

Final Land Development:

Pica's

Location: 1233 and 1235 West Chester Pike

Represented by: Andrew Eberwein, E.B. Walsh and Associates; Frank Pica, Sr.; Frank Pica, Jr.; Joseph Rubino

The proposed plan depicts a lot consolidation for the purpose of constructing an 8,000 square foot restaurant. 3,000 square feet will be devoted to a preparation area, with the remaining 5,000 square feet as restaurant seating. Stormwater will be handled by an underground seepage bed towards the rear of the property. A motion was made by Jeffrey Laudenslager and seconded by Carrie Martin that the plan be recommended for approval as submitted. Motion carried unanimously 7:0.

Zoning Amendment:

A proposed ordinance was presented to the Planning Commission which would amend several areas of the Township Code. A home related Business by defining a Home Related Business as an allowable use with certain requirements, revise regulations for collocation of commercial communications antenna on existing structures, and modify changes to our storage shed requirements and definition. Following a discussion, the Board suggested a home related business should have stricter parking requirements in a residential zoning district. It was proposed that a minimum of 4 parking spaces be allowed in residential properties up to 1 acre (2 for the resident and 2 for employees). On properties over 1 acre, an additional 2 spaces would be permitted for each additional acre. In regards to a storage shed, it was suggested that the wording "required minimum" in regard to a front yard be deleted and the terminology read instead "the storage shed may be located within the required side and/or rear yards of the lot, but not in the front yard. A motion was made by Monica Drewniany and seconded by Vito Genua that the ordinance amendments be approved as revised. Motion carried unanimously 7:0.

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 Monica Drewniany and seconded by Will Morrison, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Diane E. Clayton
Secretary