

West Goshen Township
Planning Commission Meeting
May 21, 2013

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

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 7:00 p.m. on Tuesday, May 21, 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, the Chairman called for approval of the Minutes from the April, 2013 meeting.

The minutes were approved unanimously.

Initial Submissions: None

Zoning Ordinance Revision:

Commenced discussion of proposed amendments to the Zoning Ordinance to add definition of a Travel Center that includes auto repair and to allow such use in the C-5 Zoning District by Conditional Use.

- The initial AAA request had been reviewed by Richard Craig
- Monica Drewniany questioned the type of permitting required. Should there be separate permits for the travel center and the auto repair business? Dr. White clarified that only one permit would be required for the newly defined Travel Center which would allow ancillary auto repair business.
- Vito Genua made a motion to recommend the ordinance be revised as presented in the proposal. The motion was seconded by Monica Drewniany.

Motion carried unanimously, 6:0.

Commenced discussion of proposed amendments to the Zoning Ordinance to add regulations for Student Homes and to allow Student Homes in the R-4 Zoning District by Special Exception.

- Robert Holland questioned the distances quoted in §84-57.21(C). Richard Craig indicated that the distances quoted are lot line to lot line not building to building.
- Monica Drewniany questioned the definitions of attached versus semi-attached dwellings. Robert Holland suggested that legal counsel be consulted to clarify which dwellings pertain to this ordinance amendment.

- Monica Drewniany questioned the definitions of student housing versus home. Richard Craig clarified that definition of housing is not required.
- Monica Drewniany questioned the definition of student and whether it included middle school and high school students. Richard Craig added that he would check on this.
- Monica Drewniany suggested that the use of the word “mandatory” in §84-57.21 was superfluous. Richard Craig commented that this language was modeled after other ordinances that had been previously vetted by legal counsel.
- Monica Drewniany asked whether the parking reference was off-street parking, and Richard Craig clarified that the parking reference was understood to mean off-street parking.
- Robert Holland made a motion to recommend the amendment in concept with a recommendation to have the solicitor check whether semi-attached dwellings should specifically be added to the amendment as permitted dwellings. Jeffrey Lieberman seconded the motion.

Motion carried unanimously, 6:0.

Plan Presentation:

Lou Collegreco, John Cogan and Sue Bratton (Wawa and CVS) presented the conceptual plan to construct a Wawa with a gasoline station, a CVS pharmacy with a drive-in and a bank slab (no tenant yet) on the James Chevrolet site in the C-5 zoning district at the intersection of West Chester Pike and Five Points Road. Eventually, a zoning text amendment will be needed to add a convenience store and pharmacy. No traffic study has been completed yet.

Committee Reports:

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

There being no further business, on motion by Jeffrey Laudenslager and seconded by Vito Genua, the meeting was adjourned.

Respectfully submitted,

Jeffrey S. Lieberman