

West Goshen Township  
Planning Commission Meeting  
June 25, 2013

Planning Commission – Robert Holland, Monica Drewniany, Jeffrey Laudenslager, Carrie Martin, Jeffrey Lieberman, Will Morrison and Julie Potts

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer; Diane Clayton, Zoning Officer

Chairman, Robert Holland, called a rescheduled meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, June 25, 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 May, 2013 meeting.

The minutes were approved unanimously (7:0).

Initial Submissions:

**881 Westtown Road**

The plan proposes a lot line change to create a lot for a single family dwelling. At first glance, Rick Craig, Township Engineer, suggested a waiver might be required for a 50 foot Riparian buffer.

**Filano Subdivision**

The plan, located at 819 Roslyn Avenue, provides for a lot line change to accommodate a single family dwelling.

Zoning Ordinance Amendment:

Represented by: Lou Colagreco, Esquire; Amanda Sundquist, Esquire; Sue Bratton (WAWA)

The proposed amendment defines “Zero Lot Line Unit” and adds convenience store, pharmacy/drug store and bank as permitted uses in the C-5 General Highway Commercial District by Conditional Use, with the stipulation that a pharmacy/drug store not exceed 15,000 square feet of gross area. Shared parking for multiple uses on a site and gasoline pump dispensers with canopy setback of 50 feet are also permitted. The design standards are also modified to allow for a unified development plan.

- Monica Drowniany suggested that the term “for the proposed uses” be deleted from the text as it was redundant. Mr. Colagreco has no problem with the change. Monica Drowniany made a motion to recommend the ordinance be recommended for approval with the proposed wording changes. The motion was seconded by Carrie Martin.

Motion carried unanimously 7:0.

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 Carrie Martin, the meeting was adjourned at 7:50 P.M.

Respectfully submitted,

Diane E. Clayton  
Secretary