

West Goshen Township
Planning Commission Meeting
August 27, 2013

Planning Commission ó Robert Holland, Monica Drewniany, Jeffrey Laudenslager, Carrie Martin, Jeffrey Lieberman, Will Morrison, Vito Genua, Terry Wildrick, and Julie Potts

Supervisor ó Dr. Robert White

Administration ó 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 PM on Tuesday, August 27, 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, a motion was requested for the approval of the Minutes from the July 2013 meeting. A motion was made by Jeffrey Laudenslager and seconded by Monica Drewniany to approve the Minutes as amended.

Motion carried unanimously 9:0.

Initial Submissions:

McDonald's Rebuild

The land development plan proposes the demolition of an existing 4,025 SF restaurant and the construction of a 3,344 SF restaurant with improvements located at 927 South High Street. Special exception approval and variances are requested for the development of this property.

Final Subdivision/Land Developments

Krapf Bus Co – Lot 10, WGBP

Represented by: Edward B. Walsh, P.E.

The plan involves a 2,400 square foot building addition located at 1030 Andrew Drive. Richard Craig, Township Engineer stated that due to the scope of the proposed plan the submission would consist of preliminary and final. There being no concerns raised by the Planning Commission members, a motion was made by Monica Drewniany and seconded by Vito Genua that the plan be recommended for approval to the Board of Supervisors.

Motion carried unanimously 9:0.

Delco Properties

Represented by: Edward B. Walsh, P.E.

The plan involves a 180 square foot office addition located at 1230 American Boulevard. Richard Craig, Township Engineer stated that due to the scope of work proposed, the submission would consist of preliminary and final. There being no concerns raised by the Planning Commission members, a motion was made by Jeffrey Laudenslager and seconded by Carrie Martin that the plan be recommended for approval to the Board of Supervisors.

Motion carried unanimously 9:0.

Albert Filano – 819 Roslyn Avenue

Represented by: James E. Fritsch, P.E. and Susan Cobb

The subdivision plan involves the creation of two residential lots from a 1.3 acre site located at 819 Roslyn Avenue. An existing residence will remain on one lot. A motion was made by Terry Wildrick and seconded by Will Morrison that the plan be recommended for approval to the Board of Supervisors.

Motion carried unanimously 9:0.

AAA Mid Atlantic, Inc.

Represented by: Brian Nagle, Esquire and Denny Howell, P.E.

The land development involves the construction of a 4,360 square foot travel center office and a 4,300 square foot automobile repair services building with reconstruction of the existing parking facilities located at 707 East Gay Street. Existing conditions for the site consist of a 7,650 square foot one-story office building which will be removed and a two-story office building on the northern portion of the site which will remain. The total site consists of 2.03 acres of which the AAA facility will occupy 1.01 acres. Conditional Use approval was granted by the Board of Supervisors on August 14, 2013.

Motion carried unanimously 9:0.

Zoning Ordinance Amendment:**Dog Day Care Facility in the C-5 Zone**

Represented by: Mary Lasota, Esquire, John McManus, and Larry Wygant

The proposed amendment would allow a dog day care facility use in the C-5 General Highway Commercial Zoning District by Special Exception approval of the Zoning Hearing Board. Revisions to the parking standards for a dog day care were added to include the added use of dog grooming. Monica Drewniany questioned the proposed parking amendment and suggested that a

parking requirement based on square footage of the building/use would be more consistent. The Planning Commission agreed the parking requirement should read: "Number of Spaces: 1 space per every employee per shift plus 2 additional spaces per 1,000 square feet." A motion was made by Jeffrey Laudenslager and seconded by Carrie Martin to recommend the ordinance change for approval as amended.

Motion carried unanimously 9:0.

Committee Reports:

There were no reports presented.

There being no further business, on motion by Jeffrey Laudenslager and seconded by Jeffrey Lieberman, the meeting was adjourned at 8:05 PM.

Respectfully submitted,

Diane E. Clayton
Secretary