

West Goshen Township-Planning Commission Minutes  
July 29, 2014

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

Supervisor: Dr. Robert White

Administration: Richard J. Craig, Township Engineer

Monica Drewniany called a scheduled meeting of the West Goshen Township Planning Commission (WGTPC) to order at 7PM on Tuesday, July 29, 2014 at the WGT Administration Building. With the recent departure of WGT Zoning Officer Diane Clayton, Monica Drewniany asked for a volunteer from the PC to assume Clayton's former responsibility of taking meeting minutes. Jeffrey Laudenslager will serve as recording secretary for the balance of 2014. A new recording secretary will be elected for meetings held in 2015.

Following the Pledge of Allegiance, the floor was opened for public comment on non-agenda items. There was none and the PC proceeded to approve the minutes from the May 27, 2014 PC meeting as written.

**Proposed zoning text amendment (amending Section 84-8 of the WG Township Code)**

-Kristin Camp Esq. reviewed the proposed changes to the Ordinance and the reasoning behind making these revisions. The crux of the matter is the desire by Sunoco to erect a pumping station for liquids defined as hazardous in a residential area. Many WG residents and the Board of Supervisors oppose this proposed action and accordingly are seeking to "tighten up" the existing Ordinance. After discussion, the PC unanimously supported the changes made in the draft Ordinance as outlined and recommended approval by the Board of Supervisors.

**Conditional use application for New Cingular Wireless PSC**

Nick Cucho advised that New Cingular Wireless PSC is seeking via conditional use to install a "Fort Worth" array onto the existing PECO transmission tower located at 1167 MacPherson Dr. There will also be a 20 x 30 foot fenced compound erected containing an 11.5 x 20 foot equipment shelter complete with landscaping.

After discussion and a motion by Julie Potts with second by Robert Holland; a unanimous vote recommended approval to the WGT supervisors.

**Initial Submissions (2)**

**-Pica Restaurant** resubmitted a plan for 1231 and 1233 West Chester Pike relative to an 8,896 square foot (SF) building with 4,380SF of restaurant, 900SF of outdoor dining and 3,616SF of food prep/catering space. Per Andy Eberwein, Engineer for the plan, the resubmission results from some additional parking, added equipment in the basement and use of some concrete pavers. Two houses will be razed at the site to allow for the building of this restaurant. Township Engineer Richard Craig will again review this matter and bring it back before the PC at a future meeting.

**-TEVA Pharmaceuticals**, located at 145 Brandywine Parkway is seeking to add 1,240 SF to an existing mechanical room. Some excess parking will be removed and green space will be added. After discussion, Carrie Martin made a motion that this initial submission be approved as a final plan. Motion was seconded by Julie Potts; a unanimous vote recommended approval to the WGT supervisors.

### **Final Land Development Plans (2)**

**-Summit Realty, LLC.** This property located at 1010 West Chester Pike is scheduled to include a Wawa, CVS and a bank. Lou Colagreco Esq. spoke on behalf of the project and advised that PENNDOT has approved a left turn signal from 5 Points Rd. onto Route 3. Additionally there will be "traffic adaptive signaling" whereby computers will continuously monitor traffic flow at the intersection and adjust signal timing as expedient.

Monica Drewniany expressed concern relative to the CVS drive-thru and associated traffic flow; suggesting that signage be posted indicating something to the effect that traffic entering from Route 3 does not stop. Also, M. Drewniany was concerned about the height/density of the shrubs/plantings at the Rt. 3 entrance. Mr. Colageco was amenable to having further discussion with R. Craig in an effort to address these 2 concerns. Julie Potts made a motion for approval contingent upon satisfactory resolution of the above 2 issues. Motion was seconded by Carrie Martin; a unanimous vote recommended approval with conditions to the WGT supervisors.

**-Glenn M. White Land Company Inc.** This project involves 17 single family lots located at 1320 Pottstown Pike brought forth by the Glenn M. White Land Company. Michael Lyons Esq., Glenn White and Ryan Whitmore were present for the plan. Proposing that 3 tax parcels be amalgamated, 1 existing house will be razed and 17 new homes will be built. Several waivers were requested including a reduced cul-de-sac length and a reduced cartway width. After discussion including input from Engineer R. Craig regarding the waiver requests the PC was satisfied with the plan providing that R. Craig's directive to the applicant that no responsibility for the drainage facilities would be assigned to WGT. Jeffrey Laudenslager made a motion for approval contingent upon the "drainage facilities" directive. Motion was seconded by Will Morrison; a unanimous vote recommended approval with condition to the WGT supervisors.

### **Discussion of an Act 537 minor plan revision for WG Sewer Authority**

PC unanimously supported the issuance of a letter of support for the minor plan revision as requested by the WG Sewer Authority and E. Goshen Twp. (EGT). Revision pertains to EGT desire to divert some waste to the Ridley Creek Plant while continuing to reimburse WGT for the agreed upon 1,000,000 gallons per day. Supervisor Dr. Robert White offered to author that letter of support.

There being no committee reports or additional public comment; the meeting was adjourned at 8:38PM.

Submitted by Jeffrey Laudenslager, Planning Commission Member/Secretary