

West Goshen Township
Planning Commission Minutes
November 18, 2014

Planning Commission: Monica Drewniany, Robert Holland, Will Morrison, Carrie Martin, Jeff Lieberman, Vito Genua, Julie Potts & Jeffrey Laudenslager
Administration: Richard J. Craig, Township Engineer

Monica Drewniany called to order a scheduled meeting of the West Goshen Township Planning Commission (WGTPC) at 7PM on Tuesday, November 18, 2014 at the WGT Administration Building. 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 October 21, 2014 meeting.

Final Subdivision Plan for a Lot Line change requested by resident Jerry Dickens (impacted properties are 1373 & 1377 Green Hill Ave.)
After discussion, the PC recommended (Holland/Lieberman) to the Supervisors that the lot line change be approved.

Discussion of a Proposed Zoning Text Amendment regarding tower based wireless communications facilities and non-tower wireless communication facilities.
During discussion Vito Genua suggested for clarification purposes that the word "all" be placed in front of the term "underground facilities" wherever it appears in the text amendment. The PC (Laudenslager/Lieberman) recommended that the Supervisors approve the Zoning Text Amendment with the referenced language addition.

Discussion of a proposed Zoning Text Amendment to provide for retirement communities and/or assisted living facilities in the I-C zoning district.

After discussion, in a split vote:

Potts, Morrison, Genua, Lieberman voted YES

Drewniany, Laudenslager, Martin voted NO

Holland abstained

The PC recommended that the Supervisors approve the Zoning Text Amendment.

Discussion of a proposed Conditional Use Application for construction of a 48,180SF independent and assisted living facility in the I-C zoning district.

This property borders the Brandywine Airport runway along Ward Avenue and is across the street from "the Arbours" residential development. John Jaros Esq. on behalf of Commerce Operating GP, LLC, presented the plan for the construction of a 150 unit facility (100 independent living and 50 assisted living) on this 8.35 acre site which was previously approved for an office building associated with the airport use. Some of the existing infrastructure from the previous submission (which never got off the ground) would be used. The facility is expected to house 170-180 residents and include 156 parking spaces. Rents are estimated at \$3000-\$3700/month for independent living and \$5000+/month for assisted living. On average, 167 operations take place at the Brandywine Airport daily.

Discussion ensued. Some members felt that the Township can benefit from this type of facility and that it could be a good fit with the related Arbours development across Ward Avenue. Drowniany voiced concerns about locating a concentration of residents, with one-third potentially disabled, so close to the runway. She stated that it was inadvisable to deviate from the Comprehensive Plan and Zoning District to accommodate this proposal.

After discussion in a split vote:

Potts, Morrison, Genua, Lieberman voted YES

Drowniany, Laudenslager, Martin voted NO

Holland abstained

The PC recommended to the Supervisors that the Conditional Use Application be approved with the caveat that leases in this 150 unit facility permit occupants to opt out of their lease at any time with no penalty if they find the noise level/safety issues associated with proximity to the airport runway to be a concern.

There being no committee reports or public comment from the floor, the meeting was adjourned.

Submitted by Jeffrey Laudenslager, Planning Commission Member/Secretary