

## WEST GOSHEN PLANNING COMMISSION MINUTES

June 30, 2015

**Planning Commission**—Will Morrison, Vito Genua, Robert Holland, Jeff Lieberman and Julie Potts

**Administration**—Richard J. Craig, Township Engineer

Jeff Lieberman called to order a scheduled meeting of the West Goshen Township Planning Commission at 7:01 p.m. on Tuesday, June 30, 2015 at the WGT Administration Building.

Following the Pledge of Allegiance, the floor was opened for public comment. There being none, the Planning Commission proceeded to approve the minutes from the April 21, 2015 meeting.

**Initial submissions:**

None.

**Final Land Development Plans:**

Final subdivision plan for consolidation of two nonconforming lots into one conforming residential lot for Catania Design Concepts, Inc. and 719 Bicking Drive. The storm water management is provided. The storm water and land use requirements are met. The reconfiguration will result in a loss of some trees, but they will plant some to meet landscape requirements. The plan conforms to all area and bulk in the R3 district. There is public sewer. Appearing on behalf of the plan was John Diemer, Project Engineer and Chris Catania.

The Planning Commission, upon motion of Bob Holland and Jeff Lieberman, unanimously approved a motion to recommend approval to the Board of Supervisors.

Final subdivision plan to combine three commercial lots for Redgo Development at 200, 300 and 400 Willowbrook Lane. The three lots will be combined into one large parcel and part of a building will be removed for the new configuration. This will provide with substantial additional parking. The plan provides for new storm water facilities. The original plan had 3 access points, which was suggested as too many and the new plan provides for 2 access points. Jim Reading appeared and noted that the plan involves gutting the interior and reducing square footage.

The Planning Commission, upon motion of Vito Genua and Will Morrison, unanimously approved a motion to recommend approval to the Board of Supervisors.

**Zoning Text Amendment—Wholesales in various industrial zoning districts**

The Planning Commission reviewed the text changes for wholesale sales that were submitted by the Solicitor. The basis for the change was that the current text prevented wholesale sales. The Planning Commission had a chance to review the text amendments and being that there were no changes to the draft the matter went to motion.

The Planning Commission, upon motion of Jeff Lieberman and Bob Holland, unanimously approved a motion to recommend approval to the Board of Supervisors.

### **Zoning Text Amendments—Chickens as accessory use to single family dwellings**

The Planning Commission reviewed the text changes which would allow chickens in residential neighborhoods. Currently our township does not allow chickens in residential districts. The text that was submitted by the Solicitor is based off of West Brandywine Townships Zoning Ordinance. The text is fairly restrictive and would allow for chickens as pets or for eggs, no slaughtering, no roosters, and requires a permit. The Planning Commission had a chance to review the text amendments and being that there were no changes to the draft the matter went to motion.

The Planning Commission, upon motion of Bob Holland and Julie Potts, unanimously approved a motion to recommend approval to the Board of Supervisors.

### **Conditional Use Application—Removal of the gates at the entrance to the Arbours.**

The application requests permission to remove the gates at the entrance of the Arbours. This is a technicality and was originally requested by the applicant when building. The gates are no longer wanted by the HOA. For safety purposes, it is better for ambulance, police and fire not to have to deal with gates. Bob Holland noted that the community is not fenced and the gates serve no purpose.

The Planning Commission, upon motion of Jeff Lieberman and Will Morrison, unanimously approved a motion to recommend approval to the Board of Supervisors.

### **Subdivision Plan—415 Goshen Road**

The Planning Commission discussed the subdivision application that has been pending since 2006 at 415 Goshen Road, the home of Judge Thomas Gavin. The subdivision application is for 5 lots and has been close to approval but the NPDES permit has expired and there are no easement documents. The township is required to resend a letter of approval or denial every 90 days. The major concern is the permit. Judge Gavin is represented by Michael Gavin and was told at the last 90 day period to get the permit or the application would be denied. The Board of Supervisors is looking for a recommendation of whether to deny the application or continue the process.

The Planning Commission, upon motion of Bob Holland and Jeff Lieberman, unanimously recommend that the Board deny the application without prejudice and waive any application fee upon reapplication.

There were no committee reports.

There was one public comment. Dr. Doug White appeared to get an update on the Greystone Property and the meeting was adjourned at 8:12 p.m.

Submitted by Julie Potts—Planning Commission Member/Secretary