

West Goshen Planning Commission Meeting

July 21, 2015

Planning Commission-Will Morrison, Vito Genua, Jeff Laudenslager, Jeff Lieberman, Monica Drewniany, Carrie Martin, Terry Wildrick

Administration-Richard J. Craig-Township Manager

Chairman Monica Drewniany called the scheduled WGTPC meeting to order at 7PM. Following the Pledge of Allegiance, the minutes of the June 30, 2015 meeting were approved. The floor was opened to the public and there was no public comment at that time.

-Initial Submission for Land Development Plan for 10,800 SF administrative office building for West Chester University (WCU) @ 30 W Rosedale Ave. & Discussion of a proposed Conditional Use application for an Educational Use for this property

The existing buildings will be razed and a 10,800 SF administrative office building will be constructed. This site lacks required parking spaces but after discussion the Planning Commission (J Lieberman/J Laudenslager) recommends to the Board of Supervisors that the Conditional Use Application be approved with the additional parking spaces being allocated from the nearby 101 Norfolk Ave. site to meet the parking requirement. It is to be specifically documented that the required parking must be achieved specifically between these 2 sites. The PC is willing to make this allowance specifically as it is seen as workable on an educational campus.

-Zoning Text Amendment

This Amendment would allow the keeping of chickens as an accessory use to a single family dwelling. Note that all chickens must have a leg band listing the permit # in addition to the owner meeting other township requirements. The PC (Holland/Lieberman) recommends to the Board of Supervisors the approval of the Zoning Text Amendment.

-Proposed Conditional Use Application

Valerie Flounders (Project Manager), Patrick Brunner (WCU rep.), Chris Williams (Traffic Consultant) & Brian Nagle Esq. present for the plan

This 3,373 SF building (Alumni House) located on the WCU campus at 101 Norfolk Ave. has been used by the WCU Foundation for administrative offices.

WCU would now like to use the building for the same purpose.

After discussion, the WGTPC recommends (Holland/Martin) to the Board of Supervisors that the Conditional Use application be approved allowing the use of Alumni House by WCU for administrative offices.

There were no committee reports and the meeting was adjourned.

Submitted by Jeff Laudenslager

Planning Commission member-filling in for PC Secretary Julie Potts