

WEST GOSHEN PLANNING COMMISSION MINUTES—AMENDED
November 17, 2015

Planning Commission—Carrie Martin, Vito Genua, Robert Holland, Monica Drewniany, Terry Wildrick and Julie Potts

Administration—Richard J. Craig, Township Engineer

Monica Drewniany called to order a scheduled meeting of the West Goshen Township Planning Commission at 7:01 p.m. on Tuesday, November 17, 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 July 21, 2015 meeting.

Initial submissions:
None.

Discussion of a proposed Zoning Text Amendment and Conditional Use Application:

Francis Iacobucci Properties presented their plan to build 28 townhomes at the current Ferguson Plumbing building off of Route 3 to be named, if approved, the Reserve at West Goshen. The present zoning is C-4 and they propose changing this triangular section of property to R-3A. The C-4 zoning allows for the development of townhomes, but the current allowances in C-4 does not meet the demands of today's buyer and price point (\$400-\$500k). Their plan revealed a closed in complex with one main access road and one emergency access. They would easily meet the parking requirements with two car garages, parking in driveways and additional visitor parking. The zoning of R-3A allows for bigger units and today's buyer want an open floor plan, higher ceilings and the current zoning doesn't allow for homes as big as demanded.

The current use of the property is commercial use. Frances Iacobucci suggests that the neighborhood that backs up to the Ferguson Plumbing would benefit from the homes in property value and would be a better use in the community.

Frone Crawford, the attorney for Frances Iacobucci, also presented that changing the zoning to R-3A would be an upgrade over what can be done in C-4. C-4 could permit not only commercial use but apartment homes which although there may be the same number of units, these would be renters instead of buyers. The presenters suggested that the R-3A will provide more to the township than the C-4 zoning.

Monica Drewniany commented that the density, although lower than what would be permitted, seems high for the site. Further comments were on the landscape design as well as having more parking for visitors than provided. Additional comments were that the front of the homes should be revised so as to not have the appearance of the garage be as dominant on the front façade of the units.

The presenters noted that they already conducted a traffic study at peak times and there were no major concerns. The flow of traffic would be only right in and right out.

The Planning Commission, upon motion of Bob Holland and Julie Potts, approved a motion to recommend approval to the Board of Supervisors with the suggestion to 1) consider the density for visitor parking and landscape design and 2) consider the appearance of the garage to mitigate the dominance of the front façade of the units. Carrie Martin voted against the approval to the Board of Supervisors.

There were no committee reports.

The matter of 2016 Planning Commission officer nomination committee was discussed and Carrie Martin and Terry Wildrick volunteered to be on the nomination committee. Julie Potts offered to serve again as the Recording Secretary.

Submitted by Julie Potts—Planning Commission Member/Secretary