

WEST GOSHEN PLANNING COMMISSION MINUTES
December 15, 2015

Planning Commission—Monica Drewniany, Will Morrison, Vito Genua, Robert Holland, Jeff Lieberman, Jeffrey Laudenslauger, Carrie Martin 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 7:00 p.m. on Tuesday, December 15, 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 as amended the minutes from the November 17, 2015 meeting.

Initial submissions:

An initial submission was presented for the Land Development Plan for a 229,179 square foot Parking Garage for the Chester County Hospital (hereinafter "CCH") at 701 East Marshall Street. The presentation revealed that CCH is anticipating an expansion of the CCH to include more patient rooms, operating rooms and additional parking by adding a parking garage. The garage would be part of the existing lot, 4 stories and would have a total of 701 spaces which would give the hospital 400 more than they currently have on the proposed building location. The addition to the front of the hospital as well as the garage would blend to look the same as the current building. The parking would be free and there would be a covered walkway to the hospital upon completion. During the construction, there will be a shuttle service for employees from 5:30 a.m. to 8:30 p.m. to the Lasko lot and the WG Shopping Center. The construction would run from April until October 2016. CCH plans to meet with the residents that would be affected by the building which they estimate to be 3 or 4 homes. They plan to have this meeting in January 2016. Presenting for CCH was Dave Morgan of the SSM Group for Penn Medicine and Michael Barber, COO of CCH.

Final Land Development Plans:

415 Goshen Road

Final subdivision plan for four residential lots was presented for Honorable Thomas Gavin at 415 Goshen Road. The proposed plan would allow for three additional homes and utilize the existing drive to the west of the main building. The main lot would not be part of the easement agreement and would be separated from the other homes by a change in the structure of the driveway. The purpose of the subdivision plan is to maintain the property and it was noted that there are no immediate plans to build and this plan is for advance planning purposes only. The plan would have a shared driveway for the three new homes. There would be cross access easements as a result of the shared driveway that has been approved by the township solicitor. The PC had some questions regarding the maintenance of the shared driveway. Mike Gavin, Esquire, who presented the plan on behalf of his parents, informed the PC that any homeowner could file a lien and execute if there are issues with the shared driveway. Rick Craig educated the PC that there is no prohibition against shared driveways in our township and although they are not ideal, they are permitted. Monica Drewniany expressed significant concerns over the

plans and the shared driveway arrangement. Judge Gavin addressed the PC and reassured the PC that it is his wish to preserve the property and it is his opinion that the plan are a responsible use of the 5 acre lot. Judge Gavin addressed the PC and noted that he has every intention to preserve the wooded lot. He stated that this is a part of his future planning for his family and the historic home.

The Planning Commission, upon motion of Bob Holland and Jeff Laudenslauger approved a motion to recommend approval to the Board of Supervisors. Monica Drewniany opposed.

Traditions Development

Final subdivision plan for a 43,671 square foot, 114 Unit Independent Living Facility for Traditions Development Corporation on Boot Road between State Route 202 and Greenhill Road was presented by John Jaros. There is a long history with the proposed Traditions Development. The surrounding homeowners appealed from the original approval but lost on appeal. It was noted that the plans comply with conditional use that was decided by the Board of Supervisors. Traditions has a storm water plan that works and the requirements have been met. They are waiting on a decision from PennDot as to whether a left turn arrow light is warranted. There are access conflict issues with emergency vehicles but the PC was told that the fire company will have priority access. From the start, member of the PC have been against this plan and have suggested that the plan is too dense and have suggested reducing the density. Despite the opposition, the development meets the minimum requirements.

Accordingly, the Planning Commission upon motion of Bob Holland and Jeff Lieberman approved a motion to recommend approval to the Board of Supervisors. Carrie Martin, Monica Drewniany and Jeff Laudenslauger opposed.

There was one committee report regarding the election of officers for 2016.

Terry Wildrick and Carrie Martin were on the election committee. The committee, by Carrie Martin, made a motion to elect the following:

Jeff Lieberman as Chairman of the Planning Commission.
Carrie Martin as Vice Chairman of the Planning Commission.
Julie Potts as Recording Secretary of the Planning Commission.

Will Morrison seconded the motion to the election of the above members. All members approved the nominations.

There was no public comment and the meeting was adjourned at 8:21 p.m.

Submitted by Julie Potts—Planning Commission Member/Secretary