

WEST GOSHEN PLANNING COMMISSION MINUTES
February 16, 2016

Planning Commission—Carrie Martin, Vito Genua, Jeff Lieberman, Will Morrison, Terry Wildrick and Julie Potts

Administration—Richard J. Craig, Township Engineer
Chris Pielli, Township Supervisor

Jeff Lieberman called to order a scheduled meeting of the West Goshen Township Planning Commission at 7:02 p.m. on Tuesday, February 16, 2016 at the WGT Administration Building.

Following the Pledge of Allegiance, the floor was opened for public comment. Dr. Doug White was present to question if a traffic light was going to be put in on Pottstown Pike and Caswallen. Rick Craig informed him that this was not an issue for the PC. The Planning Commission proceeded to approve the minutes, as amended, from the December 15, 2015 meeting.

Initial submissions:

Zarelli Group, LLC submitted a subdivision plan for six residential lots for 825 Goshen Road. They will need an environmental impact plan for the 2 new lots in addition to the 4 current lots.

Ice Line submitted a Land Development Plan for additional locker room space and a restaurant at 700 Lawrence Drive. The additional locker rooms would be for females since they don't have a female locker room at this time. They currently have a snack bar but wish to expand that to a restaurant. This is not a large addition, and they will need storm water management. They are suggesting a green roof which would be a first in WGT. Minimal parking will be added.

Final Land Development Plan:

Jerrehian at 1135 Pottstown Pike—Final subdivision plans for three residential lots. The plan meets all township ordinances. The 3 lots will have a shared driveway off of Aram Avenue. The shared driveway was the better and safer choice than adding three driveways off of Pottstown Pike. The attorney for Jerrehian, Allison Zarro, Esquire noted that there would be a shared responsibility for the driveway. The Planning Commission, upon motion of Terry Wildrick and Vito Genua, recommended the approval of the plans to the Board of Supervisors.

Chester County Hospital Parking Garage at 701 East Marshall Street—Final land development plans for the new parking garage at the hospital. The plan meets all township ordinances for the 4 level, 701 space garage. The entrance is proposed to be on the northeast corner of the lot and should be completed and operational by November 1, 2016. As discussed in past meetings, the construction will displace some vehicles but they will have shuttles to two lots in nearby WGT shopping center and the Lasko lot. The hospital has a meeting scheduled with neighbors for any concerns with the building and have been proactive to be "neighborly". This is the first step in a long term plan to build onto the hospital and the building will eventually connect to the garage. The Planning Commission, upon motion of Vito Genua and Carrie Martin, recommended the approval of the plans to the Board of Supervisors.

Self-Storage Facility at 1075 Andrew Drive—Final land development plans for self-storage and portable storage units. The current use is a warehouse and they propose to utilize the space for storage. Angelo Capuzzi appeared representing the owner, Christopher Knauer. This will be a key pad access facility with 24/7 access. The PD/FD will have full 24/7 access as well. Concerns over what could be stored there were addressed but there is no practical way to know if what a person is storing there is allowable. The facility will be fenced in and any automobile storage will remain on the outside of the facility, all other self-storage will be internal. The Planning Commission, upon motion of Will Morrison and Terry Wildrick, recommended the approval of the plans to the Board of Supervisors.

Assisted Living Facility on Ward Avenue-Final land development plan was presented. The application meets all township ordinances. Steve Sauselein from Ed Walsh Associates and John Mershon presented the plans for the 8.35 acre parcel. This property would be adjacent to the Arbors and airport. This was given conditional use approval by the Board of Supervisors. The Board gave them a number of conditions to meet which they have done including FAA review, PennDot review and related conditions. This facility will be both independent and assisted living. There will be a memory care unit. The Fire Marshall conducted a study as well. The facility will have internal precautions for safety, specifically for the memory care unit. The PC discussed the safety of the location and were told that there was testimony to the Board from an aviation accident reconstructionist that the proposed location is a safe location. The sides of the runway are safest than being at either end of a runway. The PC discussed that this location is safer than being on a main road such as Route 3 for the residents. The residents will have to sign a waiver regarding sound/location similar to the Arbors. Dr. Doug White urged members to oppose because the late Dr. Bob White believed it was not safe. The Planning Commission, upon motion of Vito Genua and Jeff Lieberman, recommended the approval of the plans to the Board of Supervisors.

There were no committee reports.

Public Comment-

Shaun Walsh came to discuss the Public Sewer System. There was brief discussion about the maintenance issues. This is on the radar for the Board of Supervisors and the Sewer Authority.

Dr. Doug White wanted to discuss the Jerrehian plans to request improvement on Pottstown Pike. Rick Craig noted that the impact had been deemed inconsequential to that road.

The meeting was adjourned at 8:45 p.m.

Submitted by Julie Potts—Planning Commission Member/Secretary