

WEST GOSHEN PLANNING COMMISSION MINUTES
March 15, 2016

Planning Commission—Carrie Martin, Vito Genua, Shaun Walsh, Will Morrison, Terry Wildrick, Monica Drewinany, Bob Holland and Julie Potts **Absent:** Jeff Lieberman

Administration—Richard J. Craig, Township Engineer

Carrie Martin called to order a scheduled meeting of the West Goshen Township Planning Commission at 7:04 p.m. on Tuesday, March 15, 2016 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 February 16, 2016 meeting.

Initial submissions:

Land development Plan for a 6,000 square foot building addition to the adult fitness center for ACAC at 1130 McDermott Drive. This is a one story addition to expand the fitness area and add more exercise rooms. This is a simple plan with no additional impervious interruption. There will be no need for additional parking. Joe Russella from Denny Howell was present and addressed the PC regarding this addition.

Final Land Development

Final Land Development for Ice Line for additional locker room space and a restaurant at 700 Lawrence Drive. The additional space totals 5,872 square feet. This small expansion is for additional locker rooms for females since they don't have a female locker room at this time. They currently have a snack bar but wish to add a restaurant. This is not a large addition, and they will need storm water management. This plan provides for a green roof which would be a first in WGT. The green roof will have regularly scheduled maintenance as needed. No additional parking will be needed. The Final Land Development Plan was presented by Joe Russella as well as Bob Willson, Esquire. The owner, John Graves, was also present. The Planning Commission, upon motion of Monica Drewinany and Julie Potts, unanimously recommended the approval of the plans to the Board of Supervisors.

Zoning Text Amendment

The Planning Commission reviewed the proposed text amendment to the requirements for Geothermal Energy Systems. The current text prohibits a system in the front yard which is not a valid concern for residential use. The purpose of the text amendment is to allow in the front yards in residential use and to provide for commercial geothermal wells. This text is intended to protect residential property. The Planning Commission, upon motion of Bob Holland and Monica Drewinany, unanimously recommended the approval of the text amendment to the Board of Supervisors.

There were no committee reports.

Public Comment-

There was brief discussion regarding the new Executive Director, Brian O'Leary of the Chester County Planning Commission. Members of the PC have worked with Mr. O'Leary before and noted his proactive outreach.

The meeting was adjourned at 7:44 p.m.

Submitted by Julie Potts—Planning Commission Member/Secretary