

West Goshen Township Planning Commission Minutes  
March 21, 2017

Planning Commission Members Present: Jeff Lieberman, Vito Genua, Terry Wildrick, Monica Drewniany, Bob Holland, Julie Potts Absent: Will Morrison, Carrie Martin

Supervisor: Chris Pielli

Administration: Richard J Craig, Township Engineer

Jeff Lieberman called the meeting of the West Goshen Township Planning Commission to order at 7:02 PM on Tuesday, March 21, 2017 at the West Goshen Township Administration Building. Following the Pledge of Allegiance, the floor was opened for public comments and there were none. The minutes from the 2/21/17 meeting were approved.

Final Subdivision Plans:

**Final Subdivision Plan for two lots separating runway open space from the Arbours at West Goshen Homeowners Association property at 1205 Ward Avenue for CSW Arbour Sqaure I, LP.**

This project was presented as an Initial Submission at the 2/21/17 Planning Board meeting. Two lots will be consolidated and integrated into the existing commercial use, relieving the Homeowners's Association from maintenance responsibility. All parties involve are agreeable to this change. Monica Drewniany made a motion for approval seconded by Julie Potts and the motion was unanimously passed.

**Final Subdivision Plan for two lots from Greenmount Cemetery at 117 Westtown Road for Two Green Acres, LLC.**

The application is for the creation of two lots. It is located in the C5 General Highway Commercial zoning district. There being no objections to the plan, a motion for approval was made by Bob Holland, seconded by Vito Genua and passed unanimously.

Conditional Use Recommendation

**Proposed Conditional Use Application for the use of a lot at 806 East Market Street for an automobile service center and wholesale sales.**

The property is located in the C5 zoning district at the intersection of Wilson Avenue and East Market Street. The applicant proposes to create a 4-bay service center for detailing of vehicles for subsequent delivery to Kia of West Chester. The site is presently 100% paved. 20% will be planted as green space. The site will also be used for wholesaling of vehicles. Access will be from Wilson Avenue. Concern was raised over multi-delivery of vehicles due to the location and restrictions of the site. It was

confirmed that only single delivery of vehicles would occur. The applicant was represented by Denny Howell.

A motion was made by Julie Potts to recommend that this submission be approved by the Board of Supervisors. The motion was seconded by Monica Drewniany and approved unanimously by the Planning Board.

### Zoning Text Amendment

#### **Proposed Zoning Text Amendment rezoning four parcels on Westtown Road, adding Brewery Pub, Microbrewery, Rental Business, and Medical Marijuana Dispensary Uses, and clarifying impervious cover on steep slopes.**

Questions were raised by the Board about potential noise from delivery vehicles, odors from growing/processing marijuana, and handling of waste. Richard Craig made the following clarifications:

- The current Noise Ordinance should properly address any concerns about noise of delivery and no additional regulation should be necessary.
- The handling of waste is regulated by the State Department of Environmental Protection.
- “Growing” is considered a manufacturing use and is also governed by the State of Pennsylvania.

After a lengthy discussion the following recommendation was moved by Julie Potts to be delivered to the Board of Supervisors: ***The Planning Board recommends approval of the text amendment as written with the request that the Township Solicitor confirm that the State regulations cover waste and odor management, and if not, that the Solicitor look to other municipalities for guidance with regard to those issues.***

The motion was seconded by Vito Genua and approved by the Planning Commission with one exception. The exception related to the proximity of residential use to the four parcels affected by this zoning change.

Committee Reports: None

Public Comment from the Floor: None

There being no further business, Chairman Lieberman adjourned the meeting at 8:32 PM.