

West Goshen Township Planning Commission Minutes  
May 8, 2018

Planning Commission Members Present: Chair Carrie Martin, Vice Chair Julie Potts, Secretary Vito Genua, Monica Drewniany, Jeff Lieberman, John Wildrick, John Hellman  
Absent: None

Supervisor: Mary LaSota                      Administration: Richard J Craig, Township Engineer

Carrie Martin called the meeting to order at 7:00 PM on Tuesday, May 8, 2018 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 April 16, 2018 meeting will be distributed and reviewed at the next commission meeting.

**Initial Submission(s):**

**Land Development Plan for 2130 square feet of temporary modular classrooms for the West Chester Area School District at Glen Acres Elementary School, 1150 Delancy Place.**

- The plan was provided to the commission members for information only with no action required. The plan will be reviewed by township staff. The school district has a need for the temporary modular classrooms for a three-year period.

**Discussion of a proposed Zoning Text Amendment and Map Change providing for Lifestyle Apartments in the I-2R zoning district and rezoning certain I-2 parcels to I-2R.**

- The Agway site at US 202 and Matlack Street is one of the parcels rezoned to I-2R. John Tallman made an informational presentation for proposed development by Westrum Development Company at the site, to be submitted for township's consideration with the township adoption of the proposed Zoning Text Amendment. Proposed use: 189 units, 4 story w/lower level for parking.
- After expressing concern over proposed amendment uses near existing residential areas followed by some discussion, Drewniany made a motion to approve the proposed amendment and adding to Section 3.4.k "except when adjacent to existing residential district in which case shall be a minimum 100-foot setback". Motion seconded by Martin and with no further discussion, approved unanimously by the commission members.

**Committee Reports: None**

**Other business:** Supervisor LaSota asked that commission members submit recommendations to the Township Manager to fill the 2 vacancies on the commission.

**Public Comment from the Floor:** Resident on Sylvan Drive asked question regarding modifications to existing stormwater basin. Craig responded that the township is coordinating with Pennsylvania Department of Environmental Resources.

There being no further business, Chair Martin adjourned the meeting at 8:08 PM.