

WEST GOSHEN TOWNSHIP PLANNING COMMISSION
MINUTES OF JULY 10, 2018 MEETING

PLANNING COMMISSION MEMBERS:

IN ATTENDANCE: CHAIR CARRIE MARTIN, VICE CHAIR JULIE POTTS, JEFF LIEBERMAN, JOHN HELLMANN

ABSENT: SECRETARY VITO GENUA, MONICA DREWNIANY, JOHN WILDRICK

TOWNSHIP SUPERVISOR LIASON: MARY LaSOTA (ABSENT)

TOWNSHIP ENGINEER: RICHARD J. CRAIG (PRESENT)

1. A quorum was achieved. Chair Martin called the meeting to order at 7:03 PM and conducted a Pledge of Allegiance.
2. The floor was opened to public comments. Dr. White asked if annual reviews of the Comprehensive Plan are being done. Mr. Craig explained it was not a requirement but maybe considered. Chair Martin said annual reviews would be considered.
3. Chair Martin motioned to approved the Minutes for the June 12, 2018 meeting. Seconded by Jeff Lieberman. Motion was approved.
4. The Lot Line Change at 829 West Chester Pike was initially submitted. No decision was made until after Mr. Craig has the opportunity to review and report back to the Commission.
5. The Final Subdivision Plan for 307 Westtown Road was considered. Motion to approve was made by Julie Potts, seconded by John Hellmann. With no further discussion, the motion carried unanimously.
6. A Conditional Use Application to construct 205 units of Lifestyle Apartments at 956 S. Matlack Street for Commerce Pursuit Capital was considered. A presentation of the current plans was made by John Tallman (Westrum Development Company) and assisted by Michael Shiring (Riley, Riper, Hollin & Colagreco Attorneys) and Steve Sauselein, P.E. (E.B. Walsh & Associates). They are increasing the number of units to 205 by increasing the number of single bedroom units versus two bedroom. Rent is anticipated to be \$1600-\$1700/month. The height of the apartment complex would be 51-52 ft. which is below the ordinance mandated 60 ft. Greg Richardson, P.E. (Traffic Planning and Design, Inc.) answered questions regarding proposed improvements in traffic control along Matlack Street and at the intersection of Matlack and Rt. 202. His firm conducted a traffic study of the area and estimated the increased traffic volume less than

- 5%. They are proposing widening and realigning improvements of westbound Matlock Street onto Rt. 202 without cost to the Township. Mr. Craig said that the current plans met all zoning requirements at this time. A motion to recommend the Conditional Use Application to the Board of Supervisors was made by Jeff Lieberman, seconded by Julie Potts. With no further discussion, it was passed unanimously.
7. There were no Committee Reports.
 8. The floor was opened to public comments. Dr. White asked if there were subcommittees at this time. Mr. Craig explained that at one time with a much greater volume of proposed construction in the Township there were separate subcommittees for residential and commercial projects. Because of the low volume of work currently being proposed in the area there was no apparent need at this time.
 9. Without further comments from the floor, the meeting was adjourned by Chair Martin at 8:05 PM.

Respectfully submitted,
John Hellmann
Acting Secretary