

WEST GOSHEN TOWNSHIP PLANNING COMMISSION
JANUARY 8, 2019 MEETING MINUTES

Planning Commission Members Present: Chair Julie Potts,
Vice-Chair Vito Genua, , Monica Drewniany, John Hellmann, Jeff
Lieberman, , Carrie Martin, John Mattia, Dr. Douglas White
Absent: John Wildrick

Township Supervisor Liaison: Mary LaSota
Administration: Richard Craig, Township Engineer
Derek Davis, Assistant Township Manager

1. The meeting was called to order at 7:01 PM by Chair Carrie Martin who conducted a Pledge of Allegiance.
2. The floor was opened for public comment . None being offered.
3. The election of new officers was presented by Monica Drewniany. Julie Potts was elected Chair, unanimously; Vito Genua was elected Vice-chair, unanimously; John Hellmann was elected secretary, unanimously.
4. Approval of the 11/13/2018 Meeting Minutes was made unanimously.
5. A discussion followed of a proposed ordinance establishing a West Chester University Overlay District was made by Dr. Tim Cassidy, from Bernardon Architecture. The purpose is to coordinate zoning districts between West Chester Borough and West Goshen Township that would allow the University to expand in the Overlay Districts without having to request and receive Conditional Use Approval from West Goshen Township or the Borough. At the same time, this arrangement would give a degree of certainty to current residents regarding future University development as a new "R3-C" Zoning designation would not allow University expansion which is permitted under current Zone "R3". After approval of this ordinance, the University would develop a 5 year plan to be presented to the

Planning Commission for consideration. The 5 year plan could be subject to future revision. Comments from the floor from residents in the Roslyn Neighborhood expressed concern about the lines demarcating zones as well as the future assurance of this ordinance. Further discussion of this proposal will happen when the Planning Commission has an Ordinance in hand to consider.

6. The Final Subdivision Plan for the West Goshen Sewer Authority at 620 Downing Avenue was considered. This involves a land swap with Aqua. Motion to recommend approval by Jeff Lieberman, seconded by Carrie Martin, passed unanimously.
7. The Zoning Text Amendment Ordinance clarifying the definition of Political Signs was discussed. "Political Signs" now includes signs that contain any protected political speech under the First Amendment. "Political Signs" placed outside of the legal right-of-way are exempt from the Township regulations. This ordinance would also add regulations for "place signs" at the entrances of both residential developments and public parks. Specifically, there was a discussion of the signage for the Greystone Development. Motion to recommend approval by Vito Genua, seconded by Carrie Martin, passed unanimously.

Meeting was adjourned by Chair Julie Potts at 8:33PM.

Respectfully submitted,
John Hellmann, Secretary