

MINUTES OF THE WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MAY 28, 2019

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

Township Supervisor Liaison: Absent

Township Engineer: Rick Craig

Township Assistant Manager: Derek Davis

1. The meeting was opened by Vito Genua, Vice-Chair, at 7:07 PM with a Pledge of Allegiance.
2. The floor was opened for comments. Rick Craig relayed a request by the Township Solicitor that a letter be sent from the Planning Commission to the Board of Supervisors indicating the Planning Commission's recommendation that the 3/22/2019 Draft of the Comprehensive Plan be adopted. It was determined the Secretary will comply. No other comments were offered.
3. Approval of the Minutes of the April 2, 2019 was made by John Mattia, Seconded by Douglas White. Passed unanimously.
4. Initial submissions were made for the following projects:
 - A. Land Development plan for five (5) self-storage and three (3) flex space buildings at 21 Hagerty Boulevard. Currently, this is a golf driving range. The plans will be reconsidered after review by the Township Engineer.
 - B. Land Development Plan for proposed Greystone Elementary School by the West Chester Area School District (WCASD). Chris Puzinas and George Hartman III, of Bohler Engineering, presented the overall plans. Kevin Campbell, WCASD Director of Facilities and Operations, discussed the need for the new elementary school. It will have a capacity of 300 students; approx. half will come from the Greystone

Development and the other half will come from overflow from Mary C. Howse and Fern Hill schools. Full Day kindergarten in the WCASD is also driving the need for more space.

Timothy O’Kane, Blackney Hayes Architects, presented the building layout. It will be two story with a center courtyard to minimize the footprint. The building exterior will mimic the style of the Greystone Manor. Continuity of pedestrian sidewalks were questioned and extensions were suggested. Provisions for pedestrian safety especially in front of the school where children will be drop/pickup was questioned. Bollards were suggested. Traffic Control for exiting buses was also questioned but was determined to be controlled by the future traffic signal at Pottstown Pike and Aram Avenue.. Construction is planned to begin in the fall 2019 and completion in time for the opening of school, fall of 2021. The plans will be reconsidered after review by the Township Engineer.

C. Land Development plan for a sewage treatment building for the West Goshen Sewer Authority. The initial submission will be reviewed by the Township Engineer and then reconsidered by the Commission.

5. Discussion regarding the West Chester University Overlay Zoning District was postponed.
6. The floor was opened for public comment. None was offered.
7. The meeting was adjourned at 8:08 PM

Respectfully submitted,
John Hellmann, Secretary

