

MINUTES OF THE WEST GOSHEN TOWNSHIP
PLANNING COMMISSION JUNE 11, 2019

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

Township Supervisor Liaison: Absent

Township Engineer: Rick Craig

Township Assistant Manager: Derek Davis

1. The meeting was opened with a Pledge of Allegiance by Julie Potts, Chair, at 7:00 PM.
2. The floor was opened for comments. None were offered.
3. Approval of the Minutes of the May 28, 2019 was made by Vito Genua, seconded by John Mattia. Passed unanimously.
4. There were no initial submissions to the Township.
5. There was a discussion of the proposed West Chester Overlay Zoning District presented by Timothy Cassidy, PhD. And Kristin Camp, Township Solicitor. There have been changes in the Planned University Main Campus (PUC) District 1 area to reflect concerns made by neighbors affected in the area. The proposed zoning ordinance will be considered for recommendation at the next meeting. The township will contact those homeowners residing within the proposed PUC-1 Zoning District.
6. A Conditional Use Application for the West Chester Area School District Greystone Elementary School was considered. Pedestrian Safety measures at the entrance to the school are not required by Township ordinance but will be considered by the School District. A motion was made to recommended the application to the Board of Supervisors with the following conditions: the loading dock will be located on the west side, the main parking lot will be located in front of the school and sidewalks will be extended from Aram Avenue up to the

proposed school building and connecting to the existing sidewalk system. Motion made by Julie Potts, seconded by Vito Genua, passed unanimously.

7. There was discussion of a proposed Zoning Ordinance to amend 1) the five Commercial District Zones and 2) the existing off-street parking provisions. The changes in the five commercial districts are being proposed to reflect new uses as these areas are being redeveloped and repurposed and have been under consideration for some time. The proposed changes in the parking space requirements would allow shared parking between properties under certain conditions. Concerns were raised that this would lead to reduced parking available for customers visiting commercial establishments and further congestion. A motion was made by Julie Potts, seconded by John Hellmann, to recommend adoption of amendment to the Commercial District Zones but to reject that section of the proposed Ordinance amending the parking provisions. The motion passed with Douglas White dissenting.
8. The floor was opened to public comment. None were offered.
9. The meeting was adjourned at 8:34 PM

Respectfully submitted,
John Hellmann, Secretary