

MINUTES OF THE WEST GOSHEN TOWNSHIP
PLANNING COMMISSION JULY 9, 2019

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

Township Supervisor Liaison: Absent
Township Engineer; Rick Craig
Township Assistant Manager: Derek Davis

1. The meeting was opened at 7:00 PM with a Pledge of Allegiance by Vito Genua, Vice-Chair.
2. The floor was opened to Public Comments. None were offered.
3. Minutes of the June 11, 2019 Meeting were approved by the Commission.
4. There were no initial submissions.
5. Cristen Camp, Esq., the West Goshen Township Solicitor, opened discussion and responded to comments on the Ordinance for the proposed Planned University Campus (PUC) Overlay Zoning District. If adopted, the Ordinance would require West Chester University to develop a long range plan for development and limit the area for expansion. Such plan would have to go through Conditional Use approval by the Township and would be subjected to residents' input. The West Chester Borough Planning Commission has recommended approval. Pubic comments from approximately 50 area residents in attendance included concerns about declining property values in the PUC-1 District, increased traffic, noise, child safety and lack of prior resident involvement in the development of the plan. A motion was made by Douglas White, Seconded by John Mattia, to recommend adoption to the Board of Supervisors

with the suggestions to review, investigate and possibly change the boundaries in the PUC-I District and also include the underlined into Section 84-137 (B) “Such plan shall be reviewed by the Planning Commission in accordance with the criteria and procedures in Sections 84-74 and 84-75 and reviewed and decided by The Board of Supervisors in accordance with this Article XXVII and Sections 84-74 and 84-75.” Motion passed unanimously.

6. Chris Schubert, Esq., and John Tallman, Westrum Development Com., presented the Final Development Plan for the Agway Site at 956 South Matlack St. The application meets all Township Ordinances. All issues raised by the Chester County Planning Commission letter dated 3/15/2019 have been addressed such as extending sidewalks. Affordable Housing was not addressed. There are no ordinances in place to require this. Motion was made by Terry Wildrick, Seconded by Jeff Lieberman to recommend adoption. Motion passed with John Mattia abstaining and Douglas White opposed.
7. Nichole Mendinsky, from HRG Engineering, presented the Final Land Development Plan for an Improvement Project at the West Goshen Township Sewer Authority at 848 South Concord Road. The application has met all Township Ordinances. Motion to recommend was made by Carrie Martin, Seconded by John Hellmann. Passed unanimously.
8. There was discussion of a proposed Zoning Ordinance text amendment to add a definition for Cyber Schools and extend where they are allowed by right. The Ordinance also would update the Fireworks section to be consistent with State Law. The issues were considered separately. A benefit of the amendment regarding Cyber Schools from a planning perspective would be to address school development on a wholesale basis rather than project by project. Concerns were raised about allowing Cyber Schools into Industrial

Zoning Districts where Learning Centers are currently not permitted. Jeff Lieberman made the motion to recommend the Cyber School change, Seconded by Carrie Martin. Jeff Lieberman, Vito Genua and Terry Wildrick voted for recommending to adopt. John Hellmann, Carrie Martin, John Mattia and Douglas White voted against. Motion failed. Regarding the Fireworks update, Jeff Lieberman made the motion to recommend, Seconded by Carrie Martin. Passed unanimously.

9. The floor was opened to Public Comments. None offered. The meeting was adjourned at 9:12 PM.

Respectively Submitted,
John Hellmann, Secretary