

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
MAY 20, 2003**

**MEMBERS IN ATTENDANCE**

Paul D. Spiegel, Chairman  
Michael P. Bannan  
Dean K. Diehl  
Jeffrey A. Laudenslager  
James J. O'Brien  
Daniel S. Rafter  
Robert B. Little

**TOWNSHIP OFFICIALS**

Richard J. Craig, Township Engineer  
Dr. Robert S. White, Supervisor

Paul Spiegel called the meeting to Order at 7:00 p.m. with the Pledge of Allegiance to the Flag.

The Floor was Opened for Public Comment. There was none.

Mr. Spiegel announced that alternate; Robert B. Little would be a voting member in the absence of Nancy B. Higgins this evening.

**MINUTES**

**MOTION:** To accept the 4/15/03 Minutes as submitted.

**ACTION:** Diehl/Rafter (7-0)

Final Land Development for four residential lots for Steven A. Papa, located at 101 Delaware Avenue, known as "Oak Hill IV". Mr. Papa was present for the plan.

Mr. Craig introduced the plan noting each lot was over 20,000 sq. ft., all served by public water and public sewer, with underground stormwater management and a small area of wetlands.

The issue of site distance in reference to the proposed driveway has been resolved. The speed limit will be reduced to 25 MPH in accordance with PaDOT criteria. Mr. Bannan questioned the 11% driveway slope. Mr. Craig noted that the driveway meets the 7% slope requirement; the 11% shown on the plan is the area next to the driveway.

**MOTION:** To recommend approval of the Final Subdivision Plan for Steven A. Papa.

**ACTION:** Diehl/Little (7-0)

Final Land Development Plan for renovations and additions to Henderson High School for the West Chester Area School District (WCASD) located at 400 Montgomery Avenue.

Mark Groves, WCASD Capital Project Manager, and Mark Magrecki, P.E. with ELA Group was present for the plan.

Mr. Spiegel recused himself from voting, but said he would participate in the discussions. Mr. Craig introduced the plan.

Mr. Little asked Mr. Groves if West Chester Borough has approved the plans, which includes both municipalities. Mr. Groves noted that the Borough's final plan approval was pending on West Goshen Township's approval, and that both municipalities will sign plans at the same time. Mr. Groves also noted

WCASD has received the final signed agreement for the PaDOT property on Montgomery Avenue, which will be used for additional parking. WCASD has signed a three-year lease agreement with one-year renewal, for parking on the A. Duie Pyle property on Garfield Avenue. The Pyle property will provide forty-six additional parking spaces. Schramm field on Virginia Avenue has been designated for reserved parking in the future. The Fanning property in West Chester Borough has been purchased by WCASD, which will also be used for future parking. There are 310 existing parking spaces, with an additional 265 proposed. A new circulation pattern has been designed for a one-way drop off area on Montgomery Avenue. There will be a new curb cut with a loop on the old abandoned portion of Biddle Street, Chestnut Street and Montgomery Avenue, which will increase the radius from 10 ft. to 35 ft., school buses will not park along Montgomery Avenue, and a sidewalk with gate will link Lincoln Avenue through the Fanning property.

MOTION: To recommend approval of the Final Land Development Plan for Henderson High School.

ACTION: Rafter/Little (6-0) Spiegel (recused)

Final Land Development Plan for a 460 bed private dormitory for Educational Property Group, Inc. located at 230 East Rosedale Avenue, known as "University Commons".

John Walsh, President of Educational Property Group Inc., and attorney John Kiefel were present for the plan.

Mr. Bannan questioned if there were any major changes from the last time the Planning Commission looked at the plan, to which Mr. Craig stated no. The project will provide 130 units, 460 parking spaces, primary driveway entrance to the south side of the property, with a gated ramp access at the northwest corner of the property. Students leaving the property can cross South Matlack Street to East Campus Drive, or through the gated access at the northwest corner of the property on East Rosedale Avenue. East Campus Drive is located between South Matlack Street and South High Street on West Chester University property. South Matlack Street will have pedestrian warning signs, yellow flashers with a cross walk to the "M" lot. Goose Creek and wetlands are located on the east side of the property, with 100-year floodplain located on the southeast corner of the property. At least 232 parking spaces will be inundated during a 100-year flood. Alternate parking, during 100-year flood, will be provided in the University's "M" lot. The intersection of East Rosedale Avenue and South Matlack Street will be realigned. A double row of evergreens placed 10 ft. apart and a fence will be located to the north of the building abutting East Rosedale Avenue. Sidewalks will be constructed on the south side of East Rosedale Avenue, and along the west side of South Matlack Street, from Fame Fire Company north to East Rosedale Avenue.

Anne M. Carroll, 505 South Franklin Street and a member of West Chester Borough Council asked that the Planning Commission consider the following:

- Gated access ramp to East Rosedale Avenue be made narrower than 6 ft. wide, and be a "step" access rather than a ramp. Ms. Carroll is concerned about skateboarders coming down Franklin Street and down the ramp onto the East Rosedale property.
- Fence on the north side of the property to be powder coated rather than aluminum painted black.
- Glad to hear sidewalk will not continue along the north side of the property, to a small Borough neighborhood park on the east side of the property. Ms. Carroll is requesting three to five deciduous (not pine) trees be planted along East Rosedale Avenue, on the north side of the property.

The 50-year old three ft. sidewalks located in the Borough, on the north side of East Rosedale Avenue, west of South Matlack Street will not accommodate 460 students. Ms. Carroll is requesting the students use the sidewalk on the south side of East Rosedale from South Matlack Street to South High Street, and this same sidewalk have a "guide rail" so students cannot cross over to the north side of East Rosedale Avenue.

Mr. Kiefel noted they have met with West Chester Borough, and addressed all the Borough's objective and subjective issues. Mr. Little stated that Ms. Carroll was "nitpicking" and all these issues have been addressed. Mr. Craig noted that the Township required the developer put in a second access in the event of an emergency, and that ramp be handicap accessible, which requires a minimum of 5 ft. Mr. Little noted trees and fence will provide screening from the Borough residents north of East Rosedale Avenue, and no additional trees are needed.

MOTION: To recommend approval of the Land Development Plan for Educational Property Group, Inc.  
ACTION: Little/Bannan (7-0)

Discussion of proposed changes to the Zoning Ordinance, Chapter 84, Section 84-55 - "Design Standards for Parking Spaces and Parking Aisles".

Mr. Craig presented suggested changes to parking design standards as follows:

Parking spaces shall have minimum dimensions of 9 ft. wide by 18 ft. long.

Handicap parking spaces shall have minimum dimensions: the first space shall be 16 ft. wide by 18 ft. long, the remainder spaces shall have minimum dimensions of 14 ft. wide by 18 ft. long. Traffic lane shall have a minimum width of 26 ft. for two-way traffic. Traffic lane for circulation for one-way traffic shall have a minimum width of 18 ft. with 60 degree angled parking, or 22 ft. for 70 degree angled parking.

Parallel parking would be permitted along straight driveway sections, if the minimum driveway width, exclusive of the parking areas, were 26 ft. for two-way traffic and 18 ft. for one-way traffic.

Dr. White felt office buildings should have 9 ft. x 18 ft. parking spaces, with retail uses remaining at 10 ft. x 20 ft. Following discussion, the following action was taken:

MOTION: To accept the above provisions with the exception of parking space width. Parking spaces to be 10 ft. wide by 18 ft. long for retail uses only.  
ACTION: Bannan/Diehl (7-0)

Discussion of proposed changes to the Subdivision of Land Ordinances, Chapter 72, Section 72-30, Stormwater Drainage, Erosion and Sediment Control.

Mr. Craig distributed the cover sheet for Act 167 Model Stormwater Management Ordinance for Chester Creek Watershed, with the web-site address, for members to review. Chester County has six months before adopting and Mr. Craig would like to propose the Ordinance be adopted for the entire Township. The Planning Commission asked Mr. Diehl to review and submit potential and pitfalls of Ordinance at their June 17<sup>th</sup> meeting.

Dr. White said he, Sharon Lynn, and Rick Craig walked Tigue Road located west off South High Street on the West Chester University property, several weeks ago.

COMMITTEE REPORTS. There were none.

The Floor was Opened for Public Comment. There was none.

MOTION: To adjourn the meeting at 8:40 p.m.  
ACTION: Little/Diehl (7-0)

Respectfully submitted,

Nancy D. Rodgers  
Secretary pro tem