

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
FEBRUARY 21, 2006**

Planning Commission - James L. O'Brien, Chairman; Dean K. Diehl, Paul D. Spiegel, Nancy B. Higgins, Michael McKie, Jeffrey A. Laudenslager, Philip E. Yocum, Salvatore Triolo

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer
Diane E. Clayton, Asst. Zoning Officer (Recording Secretary)

A stated meeting of the West Goshen Planning Commission was called to order by Chairman, James O'Brien, at 7:04 p.m. on Tuesday, February 21, 2006, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. There being none, the Chairman called for approval of the Minutes from the December 20, 2005 meeting. The minutes were approved unanimously with one correction: page 3, item 9, 8:15 OM to 8:15 PM.

Final Plan Reviews:

Pats Pizzeria
Location: 1149 West Chester Pike
Plan represented by: Jeffrey Pack, Architect

Discussion ensued in regards to the proposed 1,860 square foot addition. It was determined that there would be no change to the circulation pattern or the access route. The proposed plan would provide for an increase in green area and a decrease in impervious surface. A motion was made by Dean Diehl and seconded by Jeffrey Laudenslager that the plan be approved for recommendation to the Board of Supervisors. Motion was carried unanimously.

Fugett Middle School – West Chester Area School District
Location: 500 Ellis Lane
Plan represented by: Mark A. Groves, Capital Program Manager
James H. Whitesel, Capital Projects Supervisor

Plan calls for courtyard renovations to the Fugett Middle School. A motion was made by Dean Diehl and seconded by Nancy Higgins that the plan be approved for recommendation to the Board of Supervisors. Motion was carried unanimously.

Preliminary Plan Review:

The Arbours at West Goshen - Westrum Land Development, LLC
Location: Ward Avenue and North Five Points Road
Plan Represented by: John Jaros, Esquire
Stephen J. Sauselein, Edward B. Walsh & Assoc., Inc.
Susan Menno, Westrum Land Development, LLC
Bruce Thompson, Westrum Land Development, LLC

The applicant requested a preliminary plan review; a final plan review will be forthcoming. The plan before the Board still has several items outstanding, as reviews are still in process by outside agencies such as

DEP and the Chester County Conservation District. Among those issues still to be addressed are Stormwater and Erosion & Sedimentation plans. Proposed barriers to buffer sound between the Industrial Complex at Ward Avenue and this residential plan were discussed. The applicant is proposing a 6 – 10 ft. high wall to be placed along the portion of the property abutting UPS. Westrum is in negotiations with UPS in regards to the barrier. Comments from the Chester County Planning Commission opted to have the applicant provide a vegetative or landscaped barrier as per the West Goshen Township ordinance. Mr. Thompson, of Westrum, submitted drawings of a proposed hardscaped sound barrier, stating that a berm or landscaped barrier would be ineffective due to the location of the property – downhill from the UPS site. Discussion continued in regards to fire safety, as it appeared to the Board Chairman that there would not be an adequate turning radius for Fire Safety and Rescue crews to reach the properties abutting the reservoir. John Jaros, attorney for applicant, stated that the issue of fire safety has been addressed and a letter of adequacy from the Township Fire Marshal, Andrea Testa, has been submitted to the Township. Mr. Jaros also pointed out that the West Goshen ordinance does not specifically address fire access. Further discussion on the proposed use, residential, as to its' proximity to an industrial use followed. Dean Diehl made a motion that the Board conclude discussions on this plan and vote on approval. Nancy Higgins seconded the motion. The Board unanimously denied approval for this preliminary submission.

Initial Submissions:

All Season Storage

Location: 1008 Greenhill Road

Proposed Land Development for a 44,800 square foot building addition.

West Chester University Maintenance Garage

Location: 814 South Matlack Street

Proposed Land Development for maintenance garage modifications

Plan Represented by: Dee Giordano, West Chester Facilities Maintenance Dept.

Dee Giordano commented that a portion of the garage was to remain as warehouse use. Parking has been reconfigured, as they will be adding underground storage facilities. A natural gas line will be installed off of Rosedale Avenue to service lawn vehicles and equipment.

Zoning Ordinance Text Amendment Review:

Applicant: Pulte Homes of PA

Represented by: Louis J. Colagreco, Esquire

The proposed amendment will allow the use of a Flexible Design Option for subdivision and development of 535 single family residences located on various tax parcels between Pottstown Pike, Greenhill Road, Phoenixville Pike, and Route #322. A brief discussion followed, which included possible traffic calming devices for the site. The possibility of incorporating "roundabouts" was discussed as a viable alternative, similar to the one currently operating in Unionville. Following discussion a motion was made by Phillip Yocum and seconded by Jeffrey Laudenslager that the Planning Commission recommends approval of the text amendment to the Board of Supervisors. Motion was carried unanimously.

Committee Reports:

As there was no meeting in January, there were no reports for the month.

Miscellaneous:

Chairman, Jim O'Brien, mentioned to the Planning Commission members that Dean Diehl had brought to his attention a CD entitled "Effective Planning Commission Members". Mr. O'Brien was going to view the CD himself and mentioned that it might be advisable for all members of the Planning Commission to do likewise in an aid to planning for future land usage. Mr. O'Brien asked Dr. White if the Township presently had a land planner in place, to which Dr. White replied "No." Finally, Mr. O'Brien handed out to the Planning Commission a list of member's strengths or specialties for reference when reviewing plans.

There being no further business before the Board, the meeting was adjourned at 8:59 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary