

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
NOVEMBER 18, 2008**

Planning Commission – Dean K. Diehl, Paul Spiegel, Jeffrey Laudenslager, Jim O'Brien, Carrie Martin, Monica Drewniany

Supervisor – Dr. Robert White

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

Chairman, Dean Diehl, called a stated meeting of the West Goshen Planning Commission to order at 7:02 p.m. on Tuesday, November 18, 2008, 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 October 21, 2008 meeting. On motion made by Jim O'Brien and seconded by Carrie Martin, the minutes were approved unanimously, as corrected 6:0.

Text Amendment:

A comprehensive zoning ordinance text amendment was presented to the Board for review as follows:

Section 1 proposes to amend the definition of "Family" to include a number greater than five unrelated persons to live in a permitted group home.

Section 2 through 7 concerns the inclusion of a definition for "Independent Living Facility" as well as area and bulk requirements, design standards, and regulations for such a facility. The Board inquired where such a facility might be located. Dr. White responded that there was an area of land behind the Goshen Fire Company (Boot Road) which was being considered. Paul Spiegel stated he felt this was a terrible place for such a use. He noted the intersection was a bad traffic situation already with no access, and that the proposed parking requirement of .8 per dwelling was unreasonable. Jim O'Brien stated that the use was an apartment use, and as such should meet the requirements for apartments. Monica Drewniany agreed with Jim in that the use should be treated as an apartment use and that .8 spaces was not sufficient for the site.

Section 8 proposes design criteria governing the maximum number of individuals permitted in a group home to eight in a dwelling greater than 2,500 sq. ft.

Sections 9 through 11 depict administrative and procedural amendments to the zoning ordinance.

Section 12 and 13 regard amendments to the wireless communications portions the ordinance.

Section 14 through 16 relate to the inclusion of a "use similar to a restaurant", such as a catering business, which would be permitted in the C-2, C-4, and C-5 Districts.

Sections 17 through 19 revise our current design standards for screening, as well as permitted landscaping materials and trees used in parking areas. It was suggested that the "Recommended Planting Guide" which is referenced in the ordinance be accessible to the public. Diane Clayton stated that she believed it was to be incorporated into the Township Code as a separate table. The Planning

Commission members discussed stronger verbiage and a formatting change for Problematic trees as follows;

Subsection [d] of the proposed ordinance to read: The following problematic trees shall not be used. This section of the proposed ordinance will become subsection [c]. Subsection [c] will become subsection [d]. This was felt to be a more concise version of the ordinance.

Dean Diehl mentioned that he felt this was a good start to our landscaping requirements but would like to see it continue into Chapters 69 and 72 of the West Goshen Township Code.

The Planning Commission made the following recommendations to the Board of Supervisors:

A motion was made by Paul Spiegel and seconded by Jim O'Brien that the use of an Independent Living Facility not be allowed in the R-3 Zoning District. Motion carried unanimously 6:0.

A motion was made by Jim O'Brien and seconded by Jeffrey Laudenslager that the remainder of the proposed ordinance be recommended for approval as amended. Motion carried unanimously 6:0.

Committee Reports:

There were no reports presented.

The Chairman appointed the following members to the Nominating Committee: Jim O'Brien, Carrie Martin, and Robert Holland.

Public Comment:

Tom Edgumbe, 907 Westtown Road, inquired as to whether the Board had reviewed plans to develop 905 Westtown Road. Mr. Craig stated that the township has talked to the property owner on numerous occasions but to date no plans have been submitted for the site. It was suggested that Mr. Edgumbe check in with the township staff or monitor the Planning Commission agenda online to track the progress of the site.

There being no further business, on motion by Jeffrey Laudenslager and seconded by Paul Spiegel the meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary