

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
JULY 26, 2011**

Planning Commission – Jeffrey Laudenslager, Jim O'Brien, Sal Triolo, Carrie Martin, John T. Wildrick, and Jeffrey Lieberman

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer
Diane E. Clayton, Secretary

Chairman, Jeffrey Laudenslager, called a stated meeting of the West Goshen Planning Commission to order at 7:00 PM. on Tuesday, July 26, 2011 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 April 26, 2011 meeting. On motion made by Carrie Martin and seconded by Sal Triolo, the minutes were approved unanimously 6:0.

Initial Submissions:

Pottstown Pike Subdivision

Location: East side of Pottstown Pike, south of Greenhill Road
Represented By: Ray Growkowski, Alyson Zarro, Esquire, Cynthia Smith, P.E., Horizon Engineering

The subdivision proposes 14 residential single family lots for Jerrehian – A PA General Partnership locate at 1121 Pottstown Pike. A Home Owners Association is proposed for this development.

3-Lot Subdivision

Location: East side of Pottstown Pike, south of Greenhill Road
Represented By: Ray Growkowski, Alyson Zarro, Esquire, Cynthia Smith, P.E., Horizon Engineering

The proposed subdivision plan is for 3 residential single family lots for Jerrehian – A PA General Partnership, located at 1135 Pottstown Pike, adjacent to the proposed 14 lot subdivision. When asked about possible infiltration methods, Mr. Growkowski stated that an agreement has been reached with the West Chester Area School District to discharge into their basin, and a recorded "Easement Agreement" is in place granting them such use. A shared driveway is proposed.

Geo-Thermal Pump House/West Chester University

Location: 114 West Rosedale Avenue
Represented By: Brian Nagle, Esquire; Dolores Giardino, West Chester University; Hal Dean, Project Manager, West Chester University

The land development is for a geothermal pump house for West Chester University to be located at 114 West Rosedale Avenue. The plan proposes a 3-lot consolidation and the elimination of the existing residence on the site.

Final Submissions:

Deco Sales Company

Location: 209 Carter Drive
Represented By: Richard Nichols

The land development is for a 3,002 square foot building addition for Deco Sales Company, Inc. located at 209 Carter Drive. No increases in impervious coverage or changes to the current stormwater are proposed. The land development will provide additional warehouse use. A motion was made by Jim Obrien and seconded by Carrie Martin that the land development be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously, 6:0.

Johnson Subdivision

Location: 937 Prichard Avenue
Represented By: David Johnson

The plan proposes a lot line change for 937 and 935 Prichard Avenue properties. In 1995, the Johnsons created an addition to their home at 937 Prichard Avenue. A recent survey of the property showed that the addition encroaches on the property at 935 Prichard Avenue. The lot line change proposes to allow the Johnson's to keep their addition and for both properties to be maintained as conforming lots. A variance was received for side yard setback on the Johnson property. A motion was made by Sal Triolo and seconded by Carrie Martin that the subdivision plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously, 6:0.

Zoning Text Amendment:

Applicant: West Chester University
Location: 114 West Rosedale Avenue
Represented by: Brian L. Nagle, Esquire; Dolores Giardino, West Chester University; Hal Dean, West Chester University, Project Manager

The proposed ordinance would permit, and provide area and bulk regulations for, a geo-thermal pump house to service a building or buildings used for an educational use. The University plans to consolidate 3 lots, making one 1.9 acre conforming lot, located at 114 West Rosedale Avenue, on which the pump house structure will be located. Mr. Nagle stated that additional landscape buffering and sound attenuating materials are planned to alleviate any noise concerns. Jim Obrien stated that the University should be commended for trying to work with the neighbors.

A motion was made by Carrie Martin and seconded by Sal Triolo that the proposed text amendment be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously, 6:0.

Conditional Use Applications:

Applicant: West Chester University
Location: 114 West Rosedale Avenue
Represented by: Brian L. Nagle, Esquire; Dolores Giardino, West Chester University; Hal Dean, West Chester University, Project Manager

The proposed conditional use request is for a geo-thermal pump house as an accessory educational use utility facility to be located at 114 West Rosedale Avenue. A motion was made by Carrie Martin and seconded by Sal Triolo that the proposed conditional use request be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously, 6:0.

Applicant: Goshen Partners, LP
Location: Ward Avenue south of Brandywine Valley Airport
Represented by: John Jaros, Esquire; Stephen Sauselein, P.E., Edward B. Walsh, Inc.; Brian Cullen, Westrum Development Corp.

The proposed conditional use will amend the previously approved conditional use for the development, The Arbours at West Goshen. The original approval granted 76 townhomes and 144 condominium units for a total of 200 residential units in March 2005. The applicant requests to amend its prior conditional use approval to eliminate the proposed 144 condominium units and substitute 57 townhouse units in place thereof. This will result in a net difference of 87 fewer residential units and approximately 18,440 square feet less impervious coverage. Sal Triolo inquired as to the purpose for the amendment, and was informed by Mr. Cullen that there is no market for the condominium units, and it is believed "The Arbours" would be a nicer community with just townhouse units. He added that no condominium units have been sold or built. Several residents from the Arbours attended the meeting to offer support for the proposed amendment. Among them were Bruce Dougherty, 1743 Wisteria Lane; Evelyn McLaughlin, 1917 Morning Glory Drive; Robert House, 1911 Morning Glory Drive; William Nell, 1721 Wisteria Lane; and Janet Tempone, 1913 Morning Glory Drive. A motion was made by Sal Triolo and seconded by Terry Wildrick that the proposed conditional use request be recommended for approval to the Board of Supervisors as submitted. Motion carried 5.1. Jim Obrien stated that it was bad planning originally to place a residential community in an industrial area. While the amendment appeared to be a good idea, he objected to the placement of any residential units next to a trucking terminal and an airport.

Committee Reports:

There were no reports presented. The Chairman opened the floor for public comment but there was none.

Unfinished Business:

Dr. White announced that at the August 10, 2011 Board of Supervisors meeting, Sal Triolo will be appointed to the Zoning Hearing Board and a new member will be appointed to the Planning Commission.

There being no further business, on motion by Sal Triolo and seconded by Jim Obrien, the meeting was adjourned at 8:20 PM.

Respectfully submitted,

Diane E. Clayton
Secretary