

West Goshen Township
Planning Commission Meeting
September 18, 2012

Planning Commission – Robert Holland, Monica Drewniany, Jeffrey Laudenslager, Jeffrey Lieberman, Carrie Martin, John (Terry) Wildrick, Will Morrison, and Tracey Christman

Supervisor – Dr. Robert White

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

Vice Chairman, Monica Drewniany, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, September 18, 2012 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, Chairman, Robert Holland, called for approval of the Minutes from the June and August 2012 meetings. The minutes were approved unanimously.

Initial Submissions:

Best Line Leasing Inc.

Location: 515 South Bolmar Street

The proposed plan depicts a 25,000 square foot building for an equipment rental showroom. The site is the previous location of the Davis Lumber facility.

Final Submissions:

Pottstown Pike Subdivision – Wrangley Court

Location: East Side of Pottstown Pike/North of Grove Road

Represented by: Dean Jerrehian; Ray Grochowski; Cynthia Smith, P.E. Horizon Engineering; Alyson Zarro, Esquire

Mr. Grochowski presented the plan to the Commission members by stating that the development has been renamed Wrangley Court. The property being zoned R-3 residential was conceived as a by-right plan in which 14 single family homes are proposed. Mr. Grochowski further stated that the applicant has implemented a self-imposed 75 foot buffer around the perimeter of the development in an effort to save as many trees as possible. Monica Drewniany questioned how the buffer would be maintained following the completion of the development, to which Mr. Grochowski explained that maintenance responsibility would fall under the Home Owners Association. Ms. Drewniany suggested that specific language be

included in the Home Owners documents to insure the continuation of the buffer. Vincent Gallagher, 1017 Woodview Lane, questioned whether the stormwater runoff would be an issue as his residence was directly behind the stormwater maintenance site. Mr. Craig and Mr. Grochowski both acknowledged that the existing drainage will be much improved. A motion was made by Jeffrey Laudenslager and seconded by Tracey Christman that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously, 8:0.

Committee Reports:

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

Unfinished Business

There being no further business, on motion by Monica Drewniany and seconded by Jeffrey Laudenslager, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Diane E. Clayton
Secretary