

West Goshen Township
Planning Commission Meeting
October 15, 2013

Planning Commission: Monica Drewniany, Jeffrey Laudenslager, Will Morrison, Vito Genua, Terry Wildrick and Julie Potts

Supervisor: Dr. Robert White

Administration: Richard J. Craig, Township Engineer

Vice-Chairperson, Monica Drewniany, called a scheduled meeting of the West Goshen Planning Commission to order at 7:03 PM on Tuesday, October 15, 2013 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, a motion was requested for the approval of the Minutes from the August 2013 meeting. A motion was made by Vito Genua and seconded by Terry Wildrick to approve the minutes.

Motion carried unanimously 6:0.

Initial Submissions:

Summit Realty Advisors, LLC and Wawa, Inc.

The land development plan proposes the demolition of an existing car dealership and the construction of a convenience store, gas station, drug store and bank totaling 23,352 square feet at 1010 West Chester Pike. The plan will require conditional use approval.

Conditional Use Application:

Summit Realty Advisors, LLC and Wawa, Inc.

Represented by Lou Colagreco, Esquire, Greg Richardson, P.E., and Joel DelliCarpini, RLA, LEED Green Associate

A motion was made by Vito Genua and seconded by Jeffrey Laudenslager that the Conditional Use application for a convenience store, gas station, drug store and bank totaling 23,352 square feet to be located at 1010 West Chester Pike be recommended for approval to the Board of Supervisors subject to the review of (1) the internal and external traffic flow on Route 3 and Five Points Road and (2) pedestrian access and circulation particularly regarding the Golf Club Apartments as well as the bus stop on Route 3.

Motion carried unanimously 6:0

Review and concurrence with new Act 167 Stormwater Ordinance:

The ordinance was prepared by the County with assistance from a Technical Advisory Committee and has been approved by the Pennsylvania Department of Environmental Protection. It must be adopted by each municipality in Chester County. It must remain consistent with our prior Chester Creek Act 167 Ordinance. Township Engineer Richard Craig participated in the drafting of the ordinance and explained the considerations that were put into the drafting of this ordinance for West Goshen Township. Monica Drewniany questioned the square foot threshold of 500 versus 1000 feet to trigger the application of the ordinance. After discussion, it was agreed to keep the threshold at 500 square feet. A motion was made by Jeffrey Laudenslager to recommend the concurrence of the Stormwater Ordinance as reviewed and submitted and was seconded by Will Morrison.

Motion carried unanimously 6:0.

Committee Reports:

There were no reports presented.

There being no further business, on motion made by Vito Genua and seconded by Jeffrey Laudenslager, the meeting was adjourned at 8:35 PM.

Respectfully submitted,

Julie Potts for Diane Clayton, Secretary