

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

Agenda

Wednesday, September 2, 2009

7:00 PM

- A. Call to Order / Pledge of Allegiance
- B. Review of Tracking Log / Determine need for Workshop Meeting
- C. Public Comment on Non-Agenda Items
- D. Approval of Minutes
 - 1. August 5, 2009**
- E. Acknowledge Receipt of New Applications
- F. Subdivision Plans
 - 1. Sullivan's Grove, Green Hill Road**
- G. Land Development Plans
- H. Conditional Uses and Variances
- I. Ordinance Amendments
- J. Old Business
 - 1. Discussion on "Traditions" Ind. Living Fac. project in West Goshen**
 - 2. Discussion of the Comp Plan Action items**
- K. New Business
 - 1. Parking for Multi-Use Buildings in the I and BP districts**
 - 2. Signage for Historical Resource adaptive reuse**
- L. Any Other Matter
 - 1. Sample Generator Ordinance**
- N. Meetings and Dates of Importance

September 1, 2009	Board of Supervisors	7:00 PM
September 2, 2009	Planning Commission	7:00 PM
September 3, 2009	Park & Recreation	7:00 PM
September 7, 2009	Office Closed	
September 8, 2009	Board of Supervisors ws	7:00 PM
September 9, 2009	Conservancy Board	7:00 PM
September 10, 2009	Historical Commission	7:00 PM
September 14, 2009	Municipal Authority	rescheduled
September 15, 2009	Board of Supervisors	7:00 PM
September 17, 2009	Municipal Authority	6:30 Tour of RCSTP
	Municipal Authority	7:30 PM
September 21, 2009	Deer Committee	7:00 PM
September 22, 2009	Board of Supervisors ws	7:00 PM
September 29, 2009	Board of Supervisors ws	7:00 PM

- O. Correspondence
- P. Goals
- Q. Adjournment

- **Bold Items indicate that the Planning Commission has new information to review for that application.**

REMINDER – Newsletter Article Submission Due Date:

Article Due Date

November 10, 2009

Delivery date

January 1, 2010

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
APPLICATION HISTORY
Wednesday, September 2, 2009
7:00 PM**

1. SUBDIVISION PLANS

Sullivan's Grove, Greenhill Road (S/D)

February 4, 2008	E.B. Walsh - Re-submission Plans
February 8, 2008	Yerkes – Review of Pre/Final Plan
February 2008	DEP – Sewage facilities
March 27, 2008	Landscape Plans
April 15, 2008	Yerkes, Landscape Review
May 2008	Sewage Facilities Planning Module
May 29, 2008	Extension letter until 7/15/08
June 13, 2008	e-mail from Conservancy Board
June 25, 2008	Extension letter until 9/20/08
September 4, 2008	Extension letter until November 30, 2008
September 2008	Plans – Landscape
September 11, 2008	CCCD – review
September 29, 2008	DEP – Discharge for Stormwater
October 29, 2008	Yerkes – Landscape Review
November 12, 2008	Wooldridge Construction – extension
January 27, 2009	Preliminary/Final Revised Landscape plan
January 28, 2009	Wooldridge – Extension period
February 25, 2009	Yerkes – Landscape Review
May 7, 2009	Wooldridge Construction - Extension
May 11, 2009	Yerkes – Review of Preliminary/Final Plan
May 26, 2009	DEP – Planning Module for L/D
July 29, 2009	Wooldridge Construction - extension

September 25, 2009

2. CONDITIONAL USES/VARIANCES

3. ORDINANCE AMENDMENTS

4. ANY OTHER MATTER

5. ZONING AMENDMENTS

September 25, 2009

Planning Commission Application Tracking Log

Application Name	Application (C,LD,O, SD,V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Verkes/Consultant	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
Sullivans Grove (Greenhill Rd.)	SD	P/F	9/2/05	9/7/05	9/7/05	9/7/05	9/13/05	Y	10/7/09	10/20/09	NA	10/31/09

Bold = New Application or PC action required

B TRACKING LOG

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 8/27/2009
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer
CC: Planning Commission
Re: Zoning and Codes Action Items



Dear Board Members,

Here is my update on the 6 Action Items for Zoning and Codes listed on your Actions List. I realize Zoning and Codes action Items will be discussed on the Third Tuesday of the month however I wanted to bring you up to speed on these items now that I'm aware of them and moving forward in Sept. I will forward updates for the third week of the month.

1. Sullivan's Grove: There has been no action from the applicant since April and we still need revised plans per the township Engineer's May 11, 2009 review letter. The applicant has granted the Township planning review extensions through 10/31/2009. I have left a message with the applicant suggesting we meet to move this application forward.
2. Telecom registration and reporting: I mailed letters to all wireless communication site owners who operate sites in East Goshen in July and have gotten two responses. A second letter is going out advising owners of pending enforcement and citation at district court.
3. Parking for Multiple Uses in I and BP districts: I will make this an agenda Item for the PC to review.
4. Generator Ord: PC is currently working this issue and is reviewing model ordinances for emergency generators, to include standards for screening, noise control and limitations, landscaping, ect.
5. Generator Ord: SEE #4
6. Signage for Conditional Use: I will make this an agenda Item for the PC to review.

Thank you,

-Mark

D. MINUTES
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EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
August 5, 2009

DRAFT

The East Goshen Township Planning Commission held their regularly scheduled meeting on August 5, 2009 at the East Goshen Township building. Chairman Senya Isayeff, Vice-Chair George Martynick and members Megann Hedgecock, Albert Zuccarello, Sue Carty, Charles Proctor and Peter Mylonas were present. Also present were Township Zoning Officer Mark Gordon, Jason Young from the Historical Commission (HC), Ginny Newlin from the Conservancy Board (CB) and Don McConathy of the Board of Supervisors (BOS).

WORKSHOP SESSION – 7:00pm

Members reviewed and corrected the minutes of June 3, 2009 and July 1, 2009.

FORMAL SESSION

A. Pledge of Allegiance

Senya called the meeting to order at 7:55pm and Meghan led those present in the Pledge of Allegiance.

B. Approval of Minutes

Sue moved that the minutes of June 3, 2009 be approved as corrected in the workshop session. Megan seconded the motion. Al moved that the minutes of July 1, 2009 be approved as corrected in the workshop session. George seconded the motion. No further public comment or discussion was heard. The motion passed unanimously.

C. New Applications

Sullivan's Grove subdivision-the PC received a letter from the applicant requesting an extension to review of their subdivision plans until October 31, 2009. It was noted that the application has been on the books since September 2, 2005. Mark Gordon added that it was agreed to accept the continued applications.

D. Conditional Uses & Variances

T-Mobile-the applicant's attorney, Don Petrosa appeared to address issues raised by the PC. The first being a letter from PECO confirming that they would not permit T-Mobile to attach its station to any PECO utility pole with a voltage over 13kv. It was also reported that the ownership of the New Kent Apartment complex was contacted about a rooftop installation of a pole measuring 25 feet, as per the township ordinance. Due to significant structural issues and cost factors, it would be cost prohibitive to build on the rooftop location. The existing roof would need to be torn away and installation of a new roof would be necessary. The complex owner's expectations greatly exceed the going market rate.

Instead of the proposed 65 foot guide pole, T-Mobile is now looking to install a guide pole with a height totaling 50 feet. The structure would consist of a 40 foot wooden pole with a 6 foot extension and a 4 foot antenna. Don proceeded to show an example of existing poles on Route 352, heading south. Senya thanked T-Mobile representatives for obtaining a concise letter from PECO. Don Petrosa also passed out a visual analysis from T-Mobile's land planner showing the guide pole. It was noted that Dan Lapella from T-Mobile had driven the route of 352 and noted that every pole along the route is

on the property of individual landowners. Senya questioned if there are easements on both sides at which Dan Lapella answered yes, but noted that guide poles do sit on private property.

Senya showed concern that the appearance of another pole would make the "Gateway to the Township" look full of clutter. Senya also questioned if an existing guide pole could be used instead of a new pole. Don Petrosa noted that along the intersection in question there are only 3 guide poles and using a 24 foot pole would not supply adequate coverage. Sue asked what were the issues with more micro poles, as to which Don Petrosa explained that with a 24 foot pole, the pole would sit below foliage and would not offer good coverage.

Sue questioned if there would be any leeway for another company to share pole space. John Batista, civil engineer from CMX noted that PECO doesn't allow this. Senya added that he is personally opposed to this location and feels that the planner for T-Mobile is not considering that this community is historical. Senya added that he would prefer to see an add-on to an existing pole in another area rather than further cluttering Route 352.

Senya made a motion to oppose the recommendation to the BOS. Al seconded the motion and all were in favor to decline.

E. Old

Discussion of Comp Plan Action Items.

F. Any Other Matter

Al presented his findings on generator ordinances. It was noted that Pennsylvania does not have a generator ordinance and that East Goshen Township would be pioneers in this area if were to adopt a generator ordinance. Al also stated that the only state along the east coast that has such an ordinance is Florida. Al added that he would like to work on this further with Chuck. Chuck added that he has a friend in the generator manufacturing business that is willing to sit with both to discuss.

G. Correspondence

West Goshen- Mark updated the PC on the plan for a 3 story, 128 unit senior independent living facility at Greenhill and Boot Road. The current plan allows for less than one parking space per resident and has no additional parking for staff and visitors. Other issues are access to the location are full left and right turns and storm water drainage, as well as easement issues. Al recommended that the BOS speak to West Goshen about the termination of the proposed plan. Mark added that on August 19th, a special conditional use hearing is planned.

H. Adjournment

Motion to adjourn the meeting was made by Sue and seconded by George. The meeting adjourned at 9:40 p.m.

Respectfully submitted, _____
Linda Jones, Recording Secretary



J. OLD BUSINESS
7 pgs

Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

August 25, 2009

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Zoning officer

RE: Traditions Independent Living Facility of West Goshen
Review of Proposed Land Development Plan

Dear Mark:

At the request of the Township, we have received and reviewed the following plans and data which accompany a proposed application in West Goshen Township for a large, multi-story Independent Living Facility to be constructed at the intersection of Boot Road and Route 202 adjacent to the Goshen Fire Company Fire House located at the intersection of Boot Road and Greenhill Road:

Sheet 1 of 2 – Concept Plan dated 7-11-08
Sheet 2 of 2 – Conceptual Grading/Utility Plan dated 7-11-08
Sheet 1 of 1 – Traffic Control Plan dated 7-14-09

Copy of West Goshen Township Ordinance #10-2008
West Goshen Township Recommended Planting Guide (4-pages)
1000' Radius Resident Mailing List
West Goshen Township Planning Commission & BOS Public Hearing Notice
Solicitor email copy recommending retention of Ross Unruh as Special Counsel

A site visit was made on August 21, 2009 to view the condition of the existing detention basin and entrance swale on Culbertson Circle at Greenhill Road and the proposed access driveway locations on the Goshen Fire Company property. The following comments are offered for your consideration based on our plan review and site visit:

Professional services since 1874

1444 Phoenixville Pike, P. O. Box 1568, West Chester, PA 19380-0078 / Tel: 610-644-4254 / Fax: 610-640-0771

East Goshen Township
Attn: Mark Gordon, Zoning officer
RE: Traditions Independent Living Facility of West Goshen
Review of Proposed Land Development Plan
August 25, 2009
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Access, Circulation & Parking

1. The proposed plan shows access to the site from the existing two drives that serve the Goshen Fire Company, one drive connecting to Greenhill Road and the second to Boot Road. The proposed circulation direction shown indicates that the south and west drives will support two-way traffic while the north and east drives will be one-way in a clockwise direction. This may conflict with the present operational practice of the Fire Company vehicles which use a clockwise circulation exiting onto Boot Road and returning via Greenhill Road. The strong possibility of future traffic from the Traditions facility interfering with outgoing emergency vehicles should be given serious consideration by the West Goshen Township Board. It is the opinion of this office that combining the two is not in the best interest of maintaining efficient emergency service response and the safety of the responders.

In the event that the access drives are approved as they are presently shown, there must be a way to control vehicles leaving the Traditions site to prevent them, via signalization or some other unmistakable means of recognition, from blocking or interfering with emergency vehicles answering a call. Signage is shown, but we feel that a more visible means warning of EMS vehicle movements is required.

2. The emergency vehicles exiting the site obtain the right-of-way on Boot Road through the use of sirens and flashing lights and can turn either east or west. Traffic exiting the Traditions site will not be able to turn east on Boot Road because of the 4 to 5-lane nature of the roadway and its turning lanes. What traffic controls will be incorporated to insure that vehicles entering and exiting the Traditions site will do so in a safe and efficient manner? Additionally, the Greenhill Road access is only 160-feet from Boot Road and westbound traffic on Greenhill backs up to that drive on numerous occasions. With additional traffic exiting from Traditions desiring to travel in a southerly or easterly direction, what controls are proposed to permit that traffic safe and efficient access to Greenhill Road in either direction?

3. Acknowledging that there are existing access easements that would permit the proposed driveway connections as shown, widening the drive entering from Greenhill Road will eliminate the brick maintenance building that exists along the eastern property line. The Fire Company may require that another such structure be built if there is a continuing need for that building on the site. Consideration should be given to have the applicant fund the reconstruction of that building.

East Goshen Township
Attn: Mark Gordon, Zoning officer
RE: Traditions Independent Living Facility of West Goshen
Review of Proposed Land Development Plan
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4. The parking on the site is noted to show a total of 103 spaces available for residents, employees and visitors. In an independent living facility, many residents may still have vehicles and need to park them near their units. How is the parking been determined and will it be sufficient for the facility?

Stormwater Runoff & Grading

5. The site receives stormwater runoff from Route 202 from a 36" RCP adjacent to the access ramp to the limited access highway. The runoff is carried through the site in a 650-foot long swale that reaches 10 or more feet in depth at some points. The swale enters the Greenhill Homeowners Association property at the northwest corner of the parcel that contains a large detention basin. The swale is designed to bypass the basin and enter a 42-inch RCP which crosses Greenhill Road and discharges onto Hershey's Mill property.

The plan proposes to pipe this runoff from the discharge point at Route 202 to the HOA basin parcel. This will increase the velocity of the discharge and eliminate any groundwater infiltration benefit the 650-foot long swale now provides before the runoff reaches the HOA property. The swale already carries substantial amounts of eroded material onto the HOA property and will cause substantially more erosion if not properly controlled at its outlet point. It is strongly recommended that the SWM plan for Traditions infiltrate a predetermined amount of the Route 202 runoff before it reaches the HOA parcel so that there is no increase in the amount of runoff reaching the HOA property than exists there today. Groundwater infiltration Best Management Practices should also be incorporated in the Traditions plan to minimize the amount of runoff leaving the site so there is no increase, and possibly a net decrease, of runoff reaching the HOA property. The SWM scheme is not clear from the facilities shown on the plan.

6. The grading plan shows that approximately 50% of the proposed impervious cover discharges toward the Fire Company property. No stormwater collection inlets or culverts are shown and no stormwater management facilities are shown on the southern portion of the development. All runoff must be controlled so that there is no increase in the amount of overland flow experienced by the Fire Company beyond what they currently receive.

7. The detention basin in the northern portion of the tract has effective storage from the 510' to the 515' contour with interior side slopes of 5:1 in the storage area. The grading extending to the north between the 516' and 519' contours is also at a 5:1 slope and the grading between the 519' and 530' contours is at a 4:1 slope. The proposed grading as shown will require land

East Goshen Township
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disturbance and destruction of the natural vegetation on approximately 1.32 acres of land beyond the proposed edge of paving. The use of a retaining wall and 3:1 slopes should be considered to reduce the overall disturbance of land and the elimination of the existing screening vegetation to approximately 0.5 acres.

Buffering, Lighting & Loading Area

8. The proposed building is permitted to be up to 45-feet in height. The plan shows a 40-foot wide vegetative buffer along the common propertyline between the proposed building and the existing dwellings on Culbertson Circle. At least three of the dwellings are adjacent to the proposed building location, the closest less than 120 feet from the structure itself. There currently exists between the proposed building site and the dwellings, a natural vegetative buffer of tall trees and substantially heavy woodlands that has matured over the years such that its tree heights are estimated at 50 to 60 feet. The proposed Traditions grading plan shows that entire natural buffer to be removed and a two-foot planting berm to be installed.

Every effort should be made to require a retaining wall to be installed along the east side of the proposed building driveway so that as much of that natural buffer can be retained as possible. To aid in this end, the building should also be rotated as far from the eastern propertyline as possible to retain as much natural buffer as possible. The proposed large stormwater culvert should also be located under the drive and parking area to avoid further disturbance of existing woodland. Replacement woodland plantings and possibly solid fencing should be required where any voids may exist in the natural buffer so that the view from the dwellings is of all woodland as it is now.

9. Lighting is not shown on the plans and will no-doubt be necessary for the building. The proposed lighting should be totally enclosed, glare-free, down lighting with no external lighting above the first floor level on any parts of the building visible from the adjacent dwellings. Parking is proposed adjacent to the common propertyline and vehicle headlights will shine directly at the adjacent dwellings unless measures are taken to prevent that occurrence. Solid fencing along the perimeter of both the driveway parking spaces should be required to afford the maximum degree of protection from headlight glare.

10. The proposed loading area is directly adjacent to the dwelling on Culbertson Circle closest to the Traditions property. The plan doesn't contain any information regarding the size and frequency of the delivery vehicles that will serve the site. This information should be provided during the proposed

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East Goshen Township
Attn: Mark Gordon, Zoning officer
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hearings. The applicant should relocate that loading area to the opposite end of the building adjacent to Route 202 where the braking, idling and acceleration noise of delivery trucks will not be noticed.

Traffic

11. The Fire Company currently has a major problem with cut-through traffic using their driveway from Greenhill Road to Boot Road to avoid the intersection traffic signal. On a daily basis, they have to place cones and a chain across the driveway and have a sign installed at the Greenhill Road entrance to prevent such use. With the driveway open to the public for access to Traditions, how will cut-through traffic be controlled?

Setbacks

12. The building setback along Route 202 is shown as a Side Yard Setback. The West Goshen Planning Commission and Board should determine if the setback is proper since the property fronts on two roads, although one is a limited access highway.

Sincerely,

YERKES ASSOCIATES, INC.



Albert J. Giannantonio, P.E.
President

Cc: Board of Supervisors
Rick Smith, Township Manager
Ross Unruh, Esquire

August 27, 2009

Mr. Mark A. Gordon, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

**RE: Traditions Independent Living Facility of West Goshen
Conditional Use Plan Review**

Dear Mark:

As requested, I have reviewed the provided information regarding a 128 unit independent living facility proposed at the northwest corner of Boot Road (SR 2020) and Greenhill Road SR 2018) in West Goshen Township. The site plan provided indicates 128 units with access via shared driveways from the Goshen Fire Company's existing accesses to both Boot Road and Greenhill Road. The follow constitutes my review of the site plan and the accompanying data:

Trip Generation

This 128 unit facility will generate the following trips per ITE's 8th Edition *Trip Generation* manual:

Land Use Code 252 – Senior Adult Housing – Attached

WEEKDAY	= 3.48 trips/unit = 446 daily trips (223 enter, 223 exit)
AM PEAK HOUR Rate	= 0.13 trips/unit = 17 total trips (6 enter, 11 exit)
PM PEAK HOUR Rate	= 0.16 trips/unit = 21 total trips (13 enter, 8 exit)
SATURDAY PEAK Rate	= 0.30 trips/unit = 38 total trips (split not available)
SUNDAY PEAK Rate	= 0.55 trips/unit = 71 total trips (split not available)

Not knowing the current peak hour volumes at the intersection of Boot Road & Greenhill Road at this time, it is hard to quantify the relationship of site generated trips to all vehicles at the intersection. 17 AM and 21 PM total trips split between two access points doesn't seem to put up a red flag regarding accessibility issues for the site (see additional Accessibility & Circulation section).

Accessibility & Circulation

As pointed out, the site plan indicates accessibility from the current Goshen Fire Company driveways on Boot Road and Greenhill Road. While two-way directional flow is proposed on the Boot Road side of the facility, I understand that the Fire Company only exits their site via Boot Road and enters from Greenhill Road. Allowing two-way traffic at the Boot Road access will be detrimental to the Fire Company's operation, as well as potentially having exiting traffic cross upwards of five lanes of traffic to head south on Boot Road and turn right onto Greenhill Rd (unless left turns banned from site – except for emergency vehicles).

Greenhill Road access looks to have fewer issues, except to note that the existing driveway is only approximately 170' from the Boot/Greenhill signalized intersection. Two-way traffic flow at this access is undesirable due to its proximity to the traffic signal.

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Mr. Mark A. Gordon, East Goshen Twp.
Traditions Independent Living Facility of West Goshen
Page 2 of 2 – August 27, 2009

General Conditions

In terms of general traffic flow for the proposed accesses, it is not often that emergency facilities share access with other land uses. Not to say that it isn't done, in Uwchlan Township, for example, both the Fire Company and the Ambulance Corp share access with adjacent properties. The Fire Company has direct access to South Village Avenue but also utilizes a driveway shared with office and commercial to the east. The Ambulance Corp is located on West Welsh Pool Road whose driveway also serves a two story medical office building.

The presiding factor in the 'Transitions' location would be the proximity to the signalized intersection of Boot & Greenhill. Like several other conditions around the area, having access points too close to busy intersections tends to lead to crashes that could have been avoided if the access was not granted so close to those intersections.

Other Conditions

Two other topics to mention include the need for a traffic study and any future access modifications. Because of the projected interaction with the Fire Company, it is imperative that West Goshen Township require a study to look at the interactions of the Department and the projected site. 'Independent living facility' provides a connotation that elderly drivers will be mixed with experienced emergency personnel. This interaction may not be seen in the best light based on perceived reaction times of elderly motorists.

Secondly, based on the amount of traffic projected for the site, the 446 daily trips may not trigger a need to modify the driveways from their current 'low volume' status to medium volume if the project moved forward. The threshold is 750 daily trips and with two access points, neither driveway would expect to see 750 trips.

I can be reached at (610) 407-9700 or dkaiser@orth-rodgers.com if you have any questions or comments regarding this review.

Sincerely:

ORTH-RODGERS & ASSOCIATES, INC.



DEAN J. KAISER, PE, PTOE
Director of Traffic Signal Operations

DJK:djk

F:\2009_139_EGT_Til_Rev\Documents\Correspondence\Letters\08-27-09_Traditions Ind Review.doc

cc: Rick Smith – EGT Manager

K. NEW BUSINESS

1.
5 pgs

East Goshen Township

§240-33 Off Street Parking and Loading

F. Industrial, wholesale and warehousing uses

1. Industrial, wholesale, warehousing uses

1 per employee on the largest shift

1 per company vehicle based at the facility plus a minimum of 4 spaces per principal building for visitors

2. Multiple principal use building

5 per 1,000 sq. ft. of gross floor area (not including loading and unloading space) or 1 space per each employee on largest shift, whichever is a larger number of spaces (except portions of buildings that are primarily offices shall be calculated based upon the office standard)



November 18, 2008

West Goshen Township Planning Commission Meeting November 18, 2008

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

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 Drewniansy 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 Edgcumbe, 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. Edgcumbe 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



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Twp.



WWW wgoshen.org

a conservation group would control the greenways.

Dr. White announced that consideration and possible approval of the Decision and Order for the Jerrehian Conditional Use application will be on January 5, 2009 at the Annual Organization meeting.

Prior to the consideration of the possible approval of Ordinance 10-2008 amending the Code of Ordinances of West Goshen Township, Chapter 84 (entitled "Zoning") to amend the definition of "Family" in Section 84-8; to add a definition for "Independent Living Facility" in Section 84-8; to amend the use regulations for the R-3 District to allow an Independent Living Facility by Conditional Use in the R-3 District and to add area and bulk requirements, design standards, parking requirements and specific criteria for such use; to amend certain regulations for group homes in Section 84-57.7; to delete Section 84-72.A (2) and 84-74.D(1); to delete Section 84-57.03.B(5)(3) and 84-57.03.B(24); to amend Sections 84-21.D, 84-28.J and 84-32.D to allow a use similar to a restaurant where food is prepared and served in C-2, C-4 and C-5 Districts and to amend screening and landscaping requirements in Section 84-55.A and 84-55.C, Ms. Kristin Camp, Esquire, presented the following exhibits: The Proof of Publication in the Daily Local News, the filing with the Chester County Law Library, the filing with the Daily Local News, the review letter from the Chester County Planning Commission and the review letter from the West Goshen Township Planning Commission. Ms. Camp explained that this is a comprehensive ordinance that covers independent living, amendment changes to the landscaping ordinance and other general items.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Ordinance 10-2008.

Prior to the consideration of the possible approval of Ordinance 11-2008 amending the Code of Ordinances of West Goshen Township, Chapter 66, Titled "Sewers and Sewage Disposal", specifically Article V Titled "Pretreatment Standards and Regulations for Industrial and Wastewater Discharges" to comply with the regulations issued by the United States Environmental Protection Agency, Ms. Camp presented the following exhibits: Proof of Publication in the Daily Local News, filing with the Chester County Law Library and filing with the Daily Local News.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved Ordinance 11-2008.

Prior to the consideration and possible approval of Ordinance 12-2008 amending the West Goshen Township Police Pension Plan, Ordinance 13-2008 amending the Administrative and Road Employees' Pension Plan, and Ordinance 14 – 2008 amending the West Goshen Township Sewer Employees'