

**WEST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS TELE CONFERENCE WORKSHOP MEETING  
MAY 4, 2021**

Township Supervisors:

Mr. Shaun Walsh, Chair  
Ms. Ashley Gagné, Vice-Chair  
Ms. John Hellmann, Member  
Mr. Hugh J. Purnell, Member  
Ms. Robin Stuntebeck, Member

Township Officials:

Mr. Casey LaLonde, Township Manager  
Mr. Derek Davis, Asst. Township Manager  
Ms. Kristin Camp, Township Solicitor  
Mr. Rick Craig, Township Engineer  
Mr. Bill Webb, Zoning Officer

The Board of Supervisors Workshop Meeting of West Goshen Township was called to order by Chair Shaun Walsh, at 6:00 p.m. on Tuesday, May 4, 2021 via teleconference.

Mr. Walsh opened the meeting with the Pledge of Allegiance to the Flag.

Mr. Walsh announced the teleconference meeting rules, noted that a public comment period follows at the end of the agenda and that this meeting was being recorded.

Mr. Walsh announced that the Board met in Executive Session on May 3, 2021 to discuss personnel and legal matters.

**Derek Davis Special Announcement**

Mr. Walsh turned the meeting over to Assistant Township Manager Derek Davis for an announcement.

Mr. Davis announced that he has taken the Township Manager position with East Goshen Township and this would be his last public meeting with West Goshen Township. Mr. Davis thanked the Board and Township staff and stated that he looked forward to continue working together on projects as he will be next door. Mr. Davis wished everyone well.

Mr. Walsh congratulated Mr. Davis on his new position. On behalf of the Board, Mr. Walsh thanked Mr. Davis for his work and contributions to West Goshen Township over the last seven years. Mr. Walsh stated that he appreciated you having been a key part of our success and our best wishes for many achievements in your new role.

**The Woodlands at Greystone Improvements Schedule and Boathouse Issue**

Mr. Walsh turned the meeting over to Ms. Camp.

Ms. Camp stated that the developer's attorney of The Woodlands at Greystone residential subdivision project had submitted a letter, dated April 13, 2021, to the Township detailing the ongoing infrastructure improvements occurring at the residential construction site. The letter stated that some construction milestones had been missed and the applicant wished to discuss the construction milestones with the Board of Supervisors.

Ms. Camp stated that the construction timeline was created back in 2009 as part of the Conditional Use approval for the project.

Ms. Camp stated that Mr. Craig and Mr. LaLonde have reviewed the developer's letter. Mr. Craig stated that he agreed with the statements contained in the letter.

Mr. Lou Colagreco, attorney for the developer, was present and stated that most of the major construction milestones have been accomplished, except for improvements such as park trails.

Mr. Ray Grochowski, the developer's engineer, was also present and stated that their focus would be on the park improvements, such as the trails. He stated that the 162 acres of open space should be ready for dedication to the Township later this year or in Spring 2022.

After additional discussion, Ms. Stuntebeck made a motion to accept the construction timeline modifications as outlined in the developers' letter dated April 13, 2021, seconded by Ms. Gagné. The motion was unanimously approved.

Ms. Camp also stated that the existing boathouse on the property was originally intended to be turned over to the Township, but the boathouse is now to be located on property to be turned over to the Woodlands Home Owners Association. Ms. Camp inquired if the Board of Supervisors was still willing to take ownership of the boathouse, even though it would be located on private property. After a lengthy discussion, the general consensus of the Board was to not accept dedication of the boathouse to the Township, but to allow the Home Owners Association to take possession of the boathouse. However, as Ms. Camp had to depart the meeting for another meeting and would return later, no formal vote was taken on the matter.

Mr. Walsh stated that as Ms. Camp had to depart to attend another meeting, the Board would shuffle the agenda and move onto other matters until Ms. Camp returns to this meeting.

#### **Resolution 11-2021 – Handicapped Parking Spot in The Village of Shannon**

Mr. LaLonde stated that three handicapped residents in The Village of Shannon, specifically on Cork Circle, had requested a handicapped parking spot be installed near their homes. Mr. LaLonde stated that Mr. Craig and the Township Police Department had determined the optimum location for the spot was directly across the street from the three residents' homes who had requested the spot.

Mr. Craig stated that he reviewed the various parking spot locations. He stated that the parking spots on the residents' side of the street were split up and did not provide the necessary eighteen feet (18') to twenty feet (20') for a handicapped spot. He stated that the parking spot across the street has the necessary length and is in proximity to the requestors.

Mr. Walsh asked if the other area residents were okay with the location. Mr. LaLonde responded that the original requestor, Mr. Greiser, had spoken with his neighbors and they were okay with the location. Mr. LaLonde stated if the Board wanted to hold off on the decision so a letter may be sent to the residents on the street, he can do so. After continued discussion, the Board directed Mr. LaLonde to survey the neighborhood to determine the level of support for the new handicapped spot and table this Resolution.

#### **Residential Resale Ordinance**

Mr. Webb stated that he met with Ms. Stuntebeck and Mr. Hellmann to refine the Ordinance's language. He stated that the primary issue is to deal with illegal sanitary sewer connections. Mr. Webb stated that he submitted the proposed Ordinance to the Suburban Realtors' Alliance and they were appreciative to be allowed to review the proposed Ordinance. Mr. Webb reported that the Alliance's CEO and President, Jamey Ridge, generally supported the Ordinance language and it could be used as a model for other municipalities.

A lengthy discussion of the Ordinance's provisions occurred.

Ms. Tina Smith had comments regarding the smoke detector portion of the Ordinance.

Following the lengthy discussion, Ms. Stuntebeck made a motion to move the Ordinance to advertisement for the June 15, 2021 Board meeting, seconded by Mr. Hellmann. The vote to move to advertisement was 3-2 with Mr. Walsh and Ms. Gagné opposed.

#### **West Chester University Overlay Ordinance**

Ms. Camp returned to the Board meeting and introduced the final draft of the West Chester University Overlay Ordinance. Ms. Camp described the provisions of the Ordinance, including the four distinct districts established with the various details for each district. Ms. Camp stated that West Chester Borough Council had opposed the inclusion of student housing in the Township's draft of the Ordinance for the "PUC 4" district on Matlack Street.

Mr. LaLonde stated that he had a discussion with West Chester University President Chris Fiorentino and his Chief of Staff John Villella regarding the student housing provision. Mr. LaLonde stated Mr. Villella and Mr. Brian Nagle, counsel for West Chester University, were on the teleconference. Mr. LaLonde stated that the University requested West Goshen Township to remove the allowance for new student housing in the "PUC 4" proposed Zoning district in the Overlay Ordinance.

Ms. Camp stated that removing the student housing component would be the only change to this draft of the proposed Ordinance.

After additional discussion, Mr. Hellmann made a motion to advertise the proposed West Chester University Overlay Ordinance, seconded by Mr. Walsh.

Mr. John Villella stated that he has reached out to the Borough of West Chester in an attempt to get their Ordinance adoption process back on track.

Ms. Lisa Huis asked about student housing options in the proposed Ordinance. Ms. Huis also stated that one property has been transferred to a private owner and the proposed maps need to be updated. The Board agreed that if the property in question has reverted to private ownership in the "PUC 1" district, it should be removed from the district and back into the R-3 Zoning district.

The motion to advertise with the intent to adopt the West Chester University Overlay Ordinance passed unanimously.

#### **Ordinance No. 6-2021 Amending the Signs Ordinance**

Ms. Camp introduced Ordinance No. 6-2021, amending the Township's Sign Ordinance. Ms. Camp stated that this Ordinance amends the definition of political signs with respect to what permits are needed for signs that are exempt from the requirement as they are political signs that are located in the road right-of-way. She stated that the amendment will allow political signs to be erected more along the lines of a temporary sign with a longer time period before and after an election.

After a brief discussion, on a motion by Ms. Gagné, seconded by Ms. Stuntebeck, Ordinance No. 6-2021 was adopted with a vote of 4-1 with Mr. Purnell opposed.

#### **Bills to be Paid**

On a motion by Ms. Stuntebeck, seconded by Mr. Purnell, the Board unanimously approved the bills to be paid.

#### **Public Comment**

Dr. Douglas White congratulated Mr. Davis on his move to East Goshen Township.

Dr. Douglas White congratulated Justin DiMedio on his promotion to Captain.

Dr. Douglas White noted that bollards had been installed at the old Gagliardi's factory on Fern Hill Road as part of the redevelopment of the property into a self-storage facility.

On a motion by Mr. Walsh, seconded by Mr. Purnell, the meeting was adjourned at 7:59 p.m.

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Respectfully submitted,

Casey LaLonde  
Township Secretary