

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS WORKSHOP MEETING
JULY 6, 2021**

Township Supervisors:

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

Township Officials:

Mr. Casey LaLonde, Township Manager
Ms. Kristin Camp, Township Solicitor
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, July 6, 2021.

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

Mr. Walsh announced that the meeting may be audio or video recorded by a 3rd party.

West Chester University Overlay Ordinance No. 10-2021

Ms. Camp provided a review of the procedural process utilized in order to adopt Ordinance No. 10-2021. Her office advertised the proposed Ordinance on June 15, 2021 and June 22, 2021 and submitted the Ordinance to the Chester County Law Library on June 8, 2021. As a Zoning map change is part of the proposed Ordinance, all properties affected by the map change had to be posted. Township Zoning Officer Bill Webb posted all of the properties on June 23, 2021. All property owners received a letter dated June 2, 2021. The West Goshen Township Planning Commission made a recommendation to adopt the Ordinance at their June 8, 2021 meeting and the Chester County Planning Commission issued two review letters dated April 3, 2021 and June 25, 2021.

Ms. Camp stated that the Ordinance drafting began in 2017 and Bernardon & Associates was hired as a consulting planner. She stated that the Master Plan, which has to be adopted by Conditional Use by the Board of Supervisors, will be good for ten (10) years following adoption.

Mr. Walsh asked if the student housing component had been removed. Ms. Camp stated yes.

Mr. Hellmann asked about Zoning protection for the Roslyn neighborhood. Ms. Camp stated that no private, non-University owned residences are included in the plan. She stated that the boundaries are set and all private residences in the Roslyn neighborhood are still Zoned R-3.

Mr. Walsh had a correction to the Ordinance on page 13. He stated the line should state, "East" not "West."
Ms. Camp noted the correction.

Mr. Dan Diskin asked if educational uses were still allowed in the R-3 District. Ms. Camp stated that "University" is removed from educational uses.

Ms. Lois Huis asked if structured parking decks were allowed in the PUC-1 District. Ms. Camp replied, no.

Ms. Meg Diskin asked about the property behind the geothermal pump station.

Ms. Allyson Zarro, representing BET Investments, asked why student housing had been removed. Mr. Walsh explained that student housing was considered but ultimately removed from the Overlay. He stated that the University and Borough of West Chester were no longer interested in student housing for this Ordinance.

Mr. Rich London asked about the Gordon Environmental Center. Ms. Camp stated it is located in the PUC-3 District.

Mr. Walsh inquired to Mr. Brian Nagle, Counsel for West Chester University, if there may be some mitigation of package delivery services to the on-campus student population and possibly the Master Planning study should include reviewing package delivery methods.

Mr. Hellmann confirmed that a Conditional Use process will be used by the Township and University to adopt the Master Plan.

Mr. Alex Rahn stated that sidewalks should be required on Pottstown Pike and Spruce Avenue given the number of student pedestrians.

On a motion by Mr. Hellmann, seconded by Mr. Purnell, the Board unanimously adopted Ordinance No. 10-2021.

Energy Transfer Boot Road Pump Station Discussion

Mr. LaLonde updated the Board of Supervisor on the various communications avenues given the Memorial Day incident at the Boot Road Pump Station. He stated the he had a discussion with Township Fire Marshall Andrea Testa and Chief Michael Carroll regarding drafting a pipeline emergency communications policy. He stated that the first line of communication during what is called an "Event of Public Interest," will be from Ms. Testa or Chief Carroll to residents in the Pump Station and pipeline vicinity. He stated the Township will be using the existing WestGoshenConnect system for priority communications. A communications policy similar to one utilized by West Whiteland Township will be established to communicate with residents during an emergency.

Mr. LaLonde stated West Goshen Township residents will be encouraged to sign up for pipeline and pump station-specific alerts through WestGoshenConnect and ReadyChesco. ReadyChesco will come into play for an event larger than an "Event of Public Interest," and may be utilized by Chester County either at their discretion, at the request of West Goshen Township or by the on-scene incident commander.

Mr. LaLonde stated he met virtually with staff members of Chester County Department of Emergency Services and they are preparing a tabletop exercise for September that will be observable by all elected Township official and staff, but not the general public. A tabletop exercise for an intermediate-sized event will be open to the general public for observation. The initial tabletop exercise is meant to provide training to first responders.

On the continuing nuisance noise issue, Mr. LaLonde stated that Energy Transfer has requested a staff-level meeting to discuss the noise issue and possible remedies. Mr. LaLonde requested two Board members attend this meeting. Mr. Walsh and Mr. Hellmann volunteered to attend.

On the reported equipment or building activities at the Boot Road construction site, several Township staff members have inspected the site and found no such activities. The Township's Energy Transfer Point of Contact also emailed that no construction of above-ground facilities has occurred.

Mr. Walker Tompkins asked for clarification for what is allowed under the 2014 Settlement Agreement. Ms. Camp stated that the Agreement doesn't exclude underground facilities or temporary facilities; the Agreement precludes permanent above-ground facilities.

Mr. Abbas Rahbari, of East Goshen Township, stated that an effective communications policy for residents is necessary.

Ms. Judy Bilange asked if the Township would consider the installation of warning sirens.

Township Elected Auditor Appointment

Mr. Walsh stated that Township Elected Auditor Nick Deminski had submitted his resignation due to his moving outside West Goshen Township. Mr. Walsh stated that the Board accepted Mr. Deminski's resignation on June 15, 2021 and a replacement was necessary. Mr. Walsh stated the Township received three letters of interest for the position.

The Board instructed Mr. LaLonde to contact Chester County Voter Services with the vacancy and appointment following tonight's meeting.

Mr. Purnell made a motion to appoint John Kelly to the vacant position. There was no second.

Mr. Hellmann made a motion, seconded by Ms. Gagné to appoint Cynthia Sheikh to the vacant position.

Mr. Hellmann stated that this appointment expired in January 2022 and provided some background information about Ms. Sheikh.

Mr. John DeSantis, one of the other applicants, provided an overview of his experience. He stated he has much budgetary experience and is a Republican Committee member and Treasurer and is running in the November General Election. He stated that a Republican was elected to the position, so a Republican should finish the term.

Mr. John Kelly, one of the other applicants, provided an overview of his experience. He stated he is a 25-year West Goshen Township resident and an accountant. He asked that the Board consider him for the vacancy.

The Board voted 3-1 to approve Ms. Cynthia Sheikh as the appointed Township Elected Auditor.

Solar Energy Ordinance Draft

Ms. Camp reintroduced the draft Solar Energy Ordinance and stated the Township Planning Commission and Sustainability Committee drafted the proposed Ordinance. She stated the Chester County Planning Commission provided a review letter on May 26, 2021. She stated this is the same Ordinance except for language clarifying Commercial Districts.

On a motion by Ms. Gagné, seconded by Mr. Hellmann, the Board unanimously directed the Township staff to advertise the Ordinance with the intent to adopt.

Restaurant Uses Ordinance Draft

Mr. Webb introduced the draft Restaurant Uses Ordinance draft by stating the existing Township Code definition of restaurant uses is antiquated and needed to be updated. He stated, for example, that West Goshen does not define "drive-through" restaurants, although the Township has several, as well as "drive-through lanes." He stated the draft Ordinance establishes definitions for all types of restaurant uses per the various Zoning District and that all restaurant uses are by-right.

On a motion by Mr. Purnell, seconded by Ms. Gagné, the Board unanimously voted to forward the draft Ordinance to the Township Planning Commission and the Chester County Planning Commission and proceed.

Mr. Hellmann questioned the limitations on outdoor dining. Ms. Camp stated that Chapter 84 states all of the limitations for outdoor dining.

Resolution 12-2021 – Right Turn Signal for Greystone Elementary

Mr. LaLonde stated that the West Chester Area School District has requested the addition of a right-turn arrow be added to the signalized intersection at the intersection of Pottstown Pike and Aram Avenue to allow for buses to make the right turn while the southbound Pottstown Pike left turn signal is active onto Aram Avenue. Dr. Douglas White asked if school buses may make a right turn on red. Mr. LaLonde stated yes, unless that movement is prohibited by the School District.

On a motion by Mr. Purnell, seconded by Mr. Hellmann, the Board unanimously approved Resolution 12-2021.

June 1, 2021 Meeting Minutes Approval

Mr. Purnell made a motion, seconded by Ms. Gagné, to approve the meeting minutes.

Mr. Walsh noted two changes to the draft minutes. The first was a duplicate cut and paste sentence on page 3. The second was correction of language regarding emergency responses on page 2.

Mr. Hellmann corrected his statement on page 2 regarding the Township's "all hazards plan."

Mr. Purnell amended his motion to add the three corrections.

Mr. Abbas Rahbari suggested the hiring of a recording secretary to take meeting minutes. Mr. Walsh stated that the new Assistant Township Manager would be assuming those duties upon hire.

The motion to approve the meeting minutes was approved unanimously.

Bills to be Paid

Mr. Purnell made a motion to pay the bills, seconded by Ms. Gagné.

Mr. Walsh questioned the bills from Express Scripts, as some of the bills are dated from several months ago. Mr. LaLonde stated that the Township pays the bills as they arrive and the bills in question could have been under review by Express Scripts and not forwarded for payment until now.

Mr. Hellmann questioned the travel per diems paid to various members of the Police Department. Mr. LaLonde explained that many years ago, the Township moved to adopt the Federal government's General Services Administration travel per diem schedule. The GSA per diem schedule is established on an annual basis by the Federal government for all locations around the country and that based on location, the per diem amount may be different. A per diem is for meals and incidentals. Mr. LaLonde stated that if a conference is cancelled or the travel does not occur, the funds are reimbursed by the employee to the Township.

Mr. Hellmann asked about a summer camp registration refund. Mr. LaLonde stated that the camp registration was cancelled for that resident and the fees refunded.

The Board unanimously approved the bills to be paid.

Public Comment

Dr. Douglas White asked if the Board had considered a second bathroom at Community Park. Mr. LaLonde responded that plans for a second “family” bathroom had been created several years ago, but the Board at the time did not fund the construction.

Mr. Abbas Rahbari asked about the Cork Circle handicapped parking spot issue. Mr. Walsh stated that the issue may reappear on a future Board agenda, so please review all upcoming Board meeting agendas.

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

Respectfully submitted,

Casey LaLonde
Township Secretary