

West Goshen Township
Planning Commission
Meeting Minutes

Date: January 10, 2023

The January meeting of the West Goshen Township Planning Commission was held on January 10, 2023 at the West Goshen Township Building, 1025 Paoli Pike, West Chester, PA 19380. A public notice was published on 1/05/2023.

The agenda was posted on the Township website and at the Township building on January 5, 2023. Copies of the agenda were available for attendees.

In Attendance:

Planning Commission Members Present: Doug Stewart (Chair), Corey Wegerbauer (Secretary), John Mattia, Vito Genua, Carrie Martin, Douglas White, Alessandra Bellwoar

Planning Commission Members Absent: Terry Wildrick (Vice-Chair), Jeff Lieberman

Staff Present: John Hellman (Township Supervisor), Bryan Kulakowsky (Township Engineer)

12 guests were in attendance.

CALL TO ORDER: The meeting was called to order at 7:00pm by Doug Stewart (Chair).

Pledge of Allegiance was said.

The meeting was turned over to Bryan Kulakowsky (Township Engineer) to conduct elections of officers.

Doug Stewart was nominated for Chair by John Mattia, seconded by Corey Wegerbauer

6 votes to approve – 0 votes opposed

Doug Stewart (Chair) took over leading the meeting.

Terry Wildrick was nominated for Vice Chair by Doug Stewart, seconded by Corey Wegerbauer

6 votes to approve – 0 votes opposed

Corey Wegerbauer was nominated for Secretary by Vito Genua, seconded by Carrie Martin

6 votes to approve – 0 votes opposed

The floor was opened for public comments.

No Comments

Approval of Minutes: Motion to approve the minutes of December 13, 2022 meeting was made by John Mattia. Seconded by Doug White.

All 7 votes to approve - 0 vote opposed

Initial Submissions:

1. Initial Submissions

Land Development Plan for reconfiguration of the parking lot for American Commercial Development at 1147 West Chester Pike.

West Chester Diner location that would be turned into two restaurants – one restaurant would be a drive thru. The parking lot would be reconfigured to allow for the drive thru lane and proper stacking of cars.

Concerns were raised regarding the traffic flow in the parking lot area and the conflict it would have with the entrance from Kingsway Road and the opposite side with the connecting property. Traffic entering could interfere with the drive thru traffic.

Suggestion was made to look into possibly moving the entrance from Kingsway Road closer to West Chester Pike.

Plans to be reviewed by township.

2. Land Development Plan for three (3) building additions and reconfiguration of the parking lot at 326 Westtown Road.

Joe Russella from D.L. Howell and Jim Sipala, owner of Kia of West Chester was present to discuss.

This would expand the existing building by adding 3 additional units and a 2nd floor to the main building. Additional units would be used to expand the service area for customers and add a parts section. The second floor would be used for office space. Additional changes to parking area. Plans to be reviewed by township.

Final Submissions:

Preliminary/Final Subdivision Plan for the lot line change at the Taylor Run Pump Station (Pump Station No. 11) for the West Goshen Sewer Authority. (This application is complete, meets all Township ordinances, and is ready for your recommendation to the Board of Supervisors. Attached are copies of BDK correspondence dated November 14, 2022, December 27, 2022, and January 4, 2023)

Will allow for moving generator from inside to outside. Meets all requirements.

Motion to recommend to the Board of Supervisors by John Mattia, Seconded by Carrie Martin.

All 7 votes to approve - 0 votes opposed

7. Presentation and update for West Goshen Shopping Center Redevelopment.

Chris Robinson with Capital Enterprises

Carrie Nase-Pouse with Fox Rothschild

Discussion regarding changes to the existing Kmart building with the enclosure of the garden center and parking improvements to the side and rear of building. Entrance to remain the same. Also, the addition of a fast-food restaurant located in the south end of the parking lot area, closer to Paoli Pike.

Per recommendations, the parking lot was reconfigured to provide better traffic flow and safety. Sidewalks with fencing were added to control pedestrian flow.

Additional suggestions were made regarding the proposed sidewalk and increasing the width.

Suggestions to look into the possibility of a second entrance into the main retail store for better access from the rear parking.

Suggestion for signage at the rear entrance from Turner Lane.

Open Planning Commission discussion.

Doug Stewart discussed re-evaluation of the township zoning ordinances. Based on the change in the type of growth the township is experiencing, there is a need to re-evaluate the zoning ordinances to make sure they are still applicable.

Possible formation of a subcommittee to look into this need and process.

Bryan Kulakowsky to invite Jamie Jilozian to the next planning commission meeting to discuss process.

Open the Floor for Public Comment:

No Discussion

Adjournment:

There being no further business, motion to adjourn the meeting by Vito Genua, seconded by Carrie Martin.

All 7 votes to approve - 0 votes opposed

The meeting was adjourned at 8:37pm