

**West Goshen Township**  
**Planning Commission**  
**Meeting Minutes**

**Date: February 14, 2023**

The February meeting of the West Goshen Township Planning Commission was held on February 14, 2023 at the West Goshen Township Building, 1025 Paoli Pike, West Chester, PA 19380. A public notice was published on 2/09/2023.

The agenda was posted on the Township website and at the Township building on February 9, 2023. Copies of the agenda were available for attendees.

In Attendance:

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

Planning Commission Members Absent: Terry Wildrick (Vice-Chair), Vito Genua

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

4 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 floor was opened for public comments.

No Comments

Approval of Minutes: Motion to approve the minutes of January 10, 2023 meeting was made by John Mattia. Seconded by Doug White.

All 7 votes to approve - 0 vote opposed

Initial Submissions:

4. Initial Submissions

- A. Subdivision and Land Development Plan for combining two (2) existing parcels and constructing a new 10,000 SF building at 1103-1105 Saunders Court – Township Application Number 01-2023.

Chris Daily from DL Howell & Associates present to discuss

Consolidation of parcel – Roman Mosaic and Tile Company

Allows for construction of additional building and parking. Expansion of existing business.

Plans to be reviewed by township.

- B. Subdivision Plan for 1205 Ward Avenue – Township Application Number 02-2023.

Chris Daily from DL Howell & Associates present to discuss

Lot line change only – Moves line that is currently along the side of the airport runway 20 feet over to provide extra buffer area for the airport runway. Additional line change at end of runway.

Plans to be reviewed by township.

Final Submissions:

5. Preliminary/Final Subdivision and Land Development Plan for 300 Snyder Avenue – Township Application Number: 08-2021. (This application is complete, meets all Township ordinances, and is ready for your conditional recommendation to the Board of Supervisors. Attached are copies of WGT Township Engineering dated February 15, 2022, June 7, 2022, and February 8, 2023)

Dan Mattson, T&M Associates; Jim Burke, Applicant; Dan Lyons, Fox Rothschild present to discuss

Lot subdivided into two lots – one lot has an existing house the will be demolished. Second lot will have construction of Cube Smart facility.

Zoning variance granted. Meets all township ordinances.

4' guide rail is planned along parking lot area/retention wall. This section will require a building permit. Concerns raised regarding the slope of the property.

Motion to recommend to the Board of Supervisors based on addressing all the comments in the February 6, 2023 township letter by Alessandra Bellwoar, Seconded by Jeff Lieberman.

All 7 votes to approve - 0 votes opposed

6. Discussion regarding Potential Amendment to R3-C Zoning District. (Documents regarding the proposed amendment and resident survey are attached for your review and discussion. Board of Supervisors has requested your feedback/input on the potential zoning amendment.)

Discussion on possible amendment to R3-C zoning district to allow a reduction in setback area. This in response to issue homeowners have with the construction of a deck/patio. Letters sent out to the R3-C district – 317 - currently 33 returned – 20 against the change and 13 for the change.

Concerns were raised regarding the potential for the negative impact this could have on the 317 homes if this amendment was made. This change is related to the new 11 homes that were built recently.

The planning commission did not support making an amendment change.

7. Discussion regarding Preservation Partnership Grant Application for the West Goshen Community Park. (A letter of support for the Grant Application is included. Requesting PC support and authorization for Chair to sign letter of support)

Grant request for \$250,000 for the West Goshen Community Park

Motion to support grant and authorize for chair to sign letter of support made by John Mattia, seconded by Corey Wegerbauer

All 7 votes to approve - 0 votes opposed

Open Planning Commission discussion.

Chris Bashore and Doug Stewart discussed re-evaluation of the township zoning ordinances and the possible next steps that can be taken. Will look more into costs and time factors.

Doug White suggested looking at safety issues and would present information at the next meeting.

Open the Floor for Public Comment:

No Discussion

Adjournment:

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

All 7 votes to approve - 0 votes opposed

The meeting was adjourned at 8:41pm