

West Goshen Township
Planning Commission
Meeting Minutes

Date: August 8, 2023

The August meeting of the West Goshen Township Planning Commission was held on Aug 8, 2023 at the West Goshen Township Building, 1025 Paoli Pike, West Chester, PA 19380. A public notice was published on 8/03/2023.

The agenda was posted on the Township website, Daily Local Newspaper and at the Township building on Aug 3, 2023. Copies of the agenda were available for attendees.

In Attendance:

Planning Commission Members Present: Terry Wildrick (Vice-Chair), Corey Wegerbauer (Secretary), John Mattia, Carrie Martin, Douglas White

Planning Commission Members Absent: Doug Stewart (Chair), Vito Genua, Alessandra Bellwoar, Jeff Lieberman

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

16 guests were in attendance.

CALL TO ORDER: The meeting was called to order at 7:05pm by Terry Wildrick (Vice-Chair).

Pledge of Allegiance was said.

The floor was opened for public comments.

None

Approval of Minutes: Motion to approve the minutes of June 13, 2023 meeting was made by Douglas White. Seconded by Carrie Martin.

All 5 votes to approve - 0 vote opposed

Final Submissions:

4. Preliminary/Final Subdivision Plan for 1205 Ward Avenue – Township Application Number: 2023-02. (This application is complete, meets all Township ordinances, and is ready for your conditional recommendation to the Board of Supervisors. Attached is the WGT Township Engineering Recommendation Letter dated June 27, 2023)

Clean up property lines. Property line movement only, no construction.

Motion to approve with the proposed conditions of approval per letter dated 6/27/2023 was made by Douglas White, seconded by Carrie Martin.

All 5 votes to approve - 0 vote opposed

5. Preliminary/Final Subdivision and Land Development Plan for 820 E Washington Street – Township Application Number: 2022-04. (This application is complete, meets all Township ordinances, and is ready for your conditional recommendation to the Board of Supervisors. Attached is the WGT Township Engineering Recommendation Letter dated June 27, 2023)

Andrew Stahl from Rockhill Real Estate was present to answer questions.

Auto repair shop – vehicles will be brought to the site by employees. Obtained proper relief for floodplain, use of permeable surfacing.

Motion to approve with the proposed conditions of approval per letter dated 6/28/2023 was made by Carrie Martin, seconded by Corey Wegerbauer.

All 5 votes to approve - 0 vote opposed

6. Preliminary/Final Subdivision and Land Development Plan for 895 Fern Hill Road – Township Application Number: 2022-07. (This application is complete, meets all Township ordinances, and is ready for your conditional recommendation to the Board of Supervisors. Attached is the WGT Township Engineering Recommendation Letter dated June 27, 2023)

Addition of warehouse building space.

Motion to approve with the proposed conditions of approval per letter dated 6/28/2023 was made by John Mattia, seconded by Carrie Martin.

All 5 votes to approve - 0 vote opposed

7. Preliminary/Final Land Development Plan for 328 Westtown Road (Kia of West Chester) – Township Application Number: 2022-13. (This application is complete and is ready for your consideration to make a conditional recommendation to the Board of Supervisors. Attached is the WGT Township Engineering Recommendation Letter dated August 7, 2023)

Adding to the existing KIA Automotive building to bring in line with KIA Corporate designs. Addition of drive-in service center.

Motion to approve with the proposed conditions of approval per letter dated 8/7/2023 was made by Douglas White, seconded by Carrie Martin.

All 5 votes to approve - 0 vote opposed

Initial Submissions:

- A. Land Development Plan for 810, 814, & 816 Lincoln Avenue (Metallurgical Products). Applicant proposes to consolidate three (3) existing parcels and expand the industrial use on the property with a new parking lot, a 1, 225 SF building addition with associated concrete area, and a new interior driveway. Township Application Number 2023-05.

Alex Lundry present to discuss. Consolidation of three lots. Existing buildings remain the same, adding pollution control building in existing parking lot area. Updating old equipment. Isolated building.

- B. Land Development Plan for 815 Paoli Pike (Perfect Self Storage). Applicant proposes to expand existing self-storage facility by replacing an existing storage building and shed with a new 9,000 SF storage building. Township Application Number 2023-06Open Planning Commission discussion.

Removal of Shed building, adding new storage unit building. Old building 3200 – new building 9000 – Multi floor – access from two sides of building. Brian McFadden – property owner, present to discuss.

Additional Final Submissions:

9. West Goshen Shopping Center – Township Application 2022-12. (Applicant is appearing to present an update to the Commission and discuss August 8, 2023 WGT Township Engineering Review Letter).

David Stewart with T&M Associates, Chris Robinson with Capital Enterprises, Carrie Nase-Pouse with Fox Rothschild were present to discuss

Changes were made to internal traffic flow, additions of sidewalks, fencing and pedestrian crosswalks.

Motion to approve with the proposed conditions of approval per letter dated 8/8/2023 and the addition of pedestrian crosswalk markings in front of LA Fitness building was made by Corey Wegerbauer, seconded by Carrie Martin.

All 5 votes to approve - 0 vote opposed

10. Continued Discussion regarding the Zoning Ordinance Update.

A sample RFP from East Whiteland Township was provided. Initial step is to establish a subcommittee to review the sample RFP and develop scope of work for WGT RFP.

11. Open Planning Commission Discussion

No Discussion

12. Open the Floor for Public Comment:

No Discussion

Adjournment:

The meeting was adjourned at 9:15pm