

West Goshen Township
Planning Commission
Meeting Minutes

Date: September 12, 2023

The August meeting of the West Goshen Township Planning Commission was held on Sep 12, 2023, at the West Goshen Township Building, 1025 Paoli Pike, West Chester, PA 19380. A public notice was published on 9/07/2023.

The agenda was posted on the Township website, Daily Local Newspaper and at the Township building on Sep 7, 2023. Copies of the agenda were available for attendees.

In Attendance:

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

Planning Commission Members Absent: Vito Genua, Jeff Lieberman

Staff Present: John Hellman (Township Supervisor/Board Liaison to Planning Commission), Bryan Kulakowsky (Township Engineer)

24 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 open for public comments.

None

Approval of Minutes: Motion to approve the minutes of August 8, 2023, meeting was made by Douglas White. Seconded by Carrie Martin with the modification of adding Board Liaison to Planning Commission for John Hellman.

All 7 votes to approve - 0 vote opposed.

Final Submissions:

4. Preliminary/Final Subdivision Plan for Woodlands at Greystone – Phase 5 – Township Application Number: 2022-09. (This application is complete, meets all Township ordinances, and is ready for your recommendation to the Board of Supervisors. Attached is the WGT Township Engineering Recommendation Letter dated September 7, 2023) Clean up property lines. Property line movement only, no construction.

Lou Colagrecio – RRHC and Cynthia Smith – Horizon Engineering were present to discuss.

Phase 5 includes the addition of 121 lots – 97 singles and 24 twins.

Motion to approve was made by Corey Wegerbauer, seconded by Carrie Martin.

All 7 votes to approve - 0 vote opposed.

5. Preliminary/Final Subdivision and Land Development Plan for 901 S. Bolmar Street – Township Application Number: 2022-10. (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 September 7, 2023)

Stephen Sauselein – EB Walsh & Associates was present to discuss.

Construction of 3 additional warehouse/office buildings

Meets all township ordinances.

Concerns raised regarding the impact on the residents on Montbard Drive and Old Westtown Road 100ft buffer planned – construction requires removal of 156 trees. Placement of building 3 removes the majority of buffer between Industrial and residential. Tree buffer and fence will be added.

A 2nd access road will be established on Montbard Drive for emergency/township use only.

Overall parking will be reduced by 8 spots – 248 to 240.

George D – 760 Westtown Road – land has large rock structures, and there is concern with the removal of these and the construction on site – what effect this will have on their well water.

Joe – 809 Montbard Drive – concerned of the negative effect this will have on wildlife. Presented information regarding alternatives for water retention that would hopefully avoid the removal of the trees in the buffer area.

Steve Cain – 808 Montbard Drive – concerned about the effect of construction on their homes – concerned if blasting has to be done to remove the large rocks.

Ralph – 820 Halverson Drive – concerned with the effect this will have on wildlife.

Additional concerns raised by residents regarding:

The effect on wildlife

Additional noise and lighting

Effect on the overall quality of their life due to the construction, additional noise and lighting

Concerns of adverse effects to their properties due to the construction

Concerns with the removal of trees that currently provide some buffer between the properties.

Frustration from property owners regarding the lack of communication between property owners

Additional discussion regarding the potential of limiting the size of building 3 to have less of an impact on the residents.

Motion to approve with the consideration of the comments made by residents by Alessandra Bellwoar, seconded by John Mattia.

All 4 votes to approve (Doug Stewart, Terry Wildrick, Carrie Martin, Alessandra Bellwoar - 3 votes opposed (John Mattia, Corey Wegerbauer, Douglas White)

6. Initial Submissions:

None

7. Continued Discussion regarding the Zoning Ordinance Update

Subcommittee was established to work on draft of RFP to be presented to full planning commission.

8. Park and Recreation Plan Discussion

Request as made for two Planning Commission members to be part of the Parks and Rec Plan Discussion – Carrie Martin and Alessandra Bellwoar volunteered to be part of this planning group.

9. Open Planning Commission discussion.

10. Open the Floor for Public Comment:

No Discussion

Adjournment:

The meeting was adjourned at 9:15pm