

**West Norriton Township  
Planning Commission  
Meeting Minutes  
February 20, 2023**

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**In Attendance:** Bruce Shoupe WN Planning Commission, Chairman  
Kim Flanders WN Planning Commission, Member  
Alan Treisbach WN Planning Commission, Member  
Ed Montoute WN Planning Commission, Member  
Arline Sarley WN Planning Commission, Member  
Roman Andryczyk WN Planning Commission, Member  
Michelle Westgate WN Planning Commission, Member  
Judith Eckles WN Board of Commissioners, Member  
Michael Valyo WN Public Works & Planning, Director  
Rick Melle Prestige Worldwide Property Investments, (Applicant)  
George Ozorowski Hughes, Kalkbrenner & Ozorowski, LLP (For Applicant)  
Paul Hughes Kimley Horn Engineering Consultants (For Applicant)  
Cory Greene Kimley Horn Engineering Consultants (For Applicant)

**Absent:** None

**Call to Order:** 7:06 pm

**Approval of Minutes:** 1/16/23 minutes will be approved at the 3/20/23 meeting.

**Old Business:** None

**New Business:** The meeting was called to review plans for the for the proposed carwash at 1956-1968 W. Main Street. The applicant, along with the applicant's attorney and engineering consultant presented the proposed carwash to be located on lot #2 at 1956-1968 West Main Street.

Much of the discussion centered around the traffic study for the proposed carwash, and the impact that the project will have on West Main Street traffic near the intersection of Liberty Ave and Egypt Road.

While the Planning Commission did not vote on a recommendation to the WN Board of Commissioners, it was the consensus among the group that the traffic plan will likely cause additional traffic issues including:

- traffic traveling east on Main St turning left into the property;
- traffic traveling from the west turning left onto Liberty Ave;
- traffic exiting the property turning left; and
- questionable interior stacking for traffic during peak times of the year on West Main Street around the entrance/exit of the proposed carwash.

**Next Meeting:** The next meeting is scheduled for Monday, 3/20/23 (7:00 PM)  
Location: West Norriton Township Building.  
Topic: Continuation of Comprehensive Plan Steering Committee work.

**Adjournment:** There being no further business to come before the Commission, the meeting adjourned at 8:12 pm.

Respectfully submitted,  
Alan Treisbach