

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
JANUARY 19, 1999**

MEMBERS IN ATTENDANCE

James J. O'Brien
Michael P. Bannan (Alt.)
Nancy B. Higgins
Robert B. Little (Chm.)
Jeffrey Laudenslager
Paul D. Spiegel

TOWNSHIP OFFICIALS

Kenneth Lawrence
Robert White

1. The meeting was opened at 7:00 PM by Robert B. Little, with the PLEDGE OF ALEGIANCE TO THE FLAG.
2. The Alternate, Michael Bannan, was seated as a voting Commissioner for this meeting of January 19, 1999.
3. The meeting was opened to the floor for public comment. This item has been moved from the end of the meeting to the beginning to be in compliance with the new state Sunshine Law. There were no comments.

4. MINUTES

MOTION: To recommend approval of the MINUTES of 12/15/99 as submitted.
ACTION: Bannan/Spiegel (6-0).

5. Final 2-Lot Residential Subdivision for Mary J. Taylor located at 753 Old Westtown Road. The Final Plan had been redrawn. Additional footage was added to the original parcel.

MOTION: To recommend approval of the Final 2-Lot Residential Subdivision for Mary J. Taylor.
ACTION: Laudenslager/O'Brien (6-0).

6. Final Land Development for a 22,560 sq. ft. office/warehouse on the east side of North Five Points Road, north of Lawrence Drive, for Warehouse Associates Partnership. This is the former FOP property.

MOTION: To recommend approval of the Final Land Development for Warehouse Associates Partnership.
ACTION: Laudenslager/Bannan (6-0).

7. Final residential 46-Lot Subdivision east of Ashbridge Road and north of Derby Drive for Green Hill Station, Inc.

The Board of Supervisions has granted the Conditional Use for the Cluster Ordinance.

Anthony Stancato made a presentation showing a colored plan. A buffer of trees will face the Rt. 202/Rt. 100. A walking trail encircles the houses. When asked how many trees, Tony estimated about 20,000 Christmas Trees. He plans to transplate a number to fill in any vacant spaces and hopes to create a dense woodland.

There were eight neighbors in attendance: Jennifer Weaver, Carroll Lewis, John Hayes, Mike McGinnis, Mike DeAbreu, Brian & Jacqueline (nln), and Joseph M. Litiur. Mr. Litiur who lives on Derby Drive wanted to tell about the flood that had taken place the day before. He asked several questions about the Storm Retention Basin. He also questioned the traffic study projecting the traffic that would be generated by 46 new houses. The slope of the parcel would place headlights flashing into his second floor bedroom.

There were questions about the pipe lines that lie under the parcel. Apart from the setbacks and easements to the Fuel Lines, there is a pipe which takes water and discharges it on the other side of the highway, and there is a sewer line.

The neighbors mentioned the fact that there were 72 children living along Derby Road and that it had not warranted a speed sign earlier. They were advised to request a speed limit sign; and it was remarked, that the first 10 arrests will be residents.

The safety of the trail was discussed as well as a fence that had been removed and replaced by neighbors. It was a question of the fence being on specific properties. Lot sizes were discussed, the smallest being approximately 8,000 sq. ft. When asked, Mr. Stancato said the houses would sell for \$200,000-\$300,000.

A legal easement on the development will go to the spring. Formerly the easement went only to the sewer.

MOTION: To recommend approval of the Final Residential 46-lot Subdivision for Green Hill Station, Inc. subject to the escrow being established for the improvements.

ACTION: Bannan/Laudenslager (6-0).

8. Mr. Lawrence presented the Initial submission for 164,400 sq. ft. self storage facility located on the southeast corner of Greenhill Road and Phoenixville Pike for Bituminous Service Company. The mini-warehouse site lacks provisions for parking for the office staff. A MPDSES Permit will be necessary.

9. Conditional Use application from Fern Hill Corporation for 8400 sq. ft. of medical offices and 21,400 sq. ft of therapy/rehab/ambulatory care use, located on the east side of Phoenixville Pike, north of Old Fern Hill Road. This application is for Phase 1 to revamp the existing building.

MOTION: To recommend a Hearing for Conditional Use for Fern Hill Corporation.

ACTION: Spiegel/Higgins (6-0).

10. COMMITTEE REPORTS

Jim O'Brien was asked to continue attending the meetings once a month with the West Chester Planning Commission. He agreed.

11. Michael J. Zaleski asked if he was on the Agenda. He wasn't.

12. MOTION: To adjourn the meeting at 8:25 PM.

ACTION: Bannan/Laugenslager (6-0).

Respectfully submitted,

Nancy Boothe Higgins
Recording Secretary