

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
FEBRUARY 16, 1999**

MEMBERS IN ATTENDANCE

James J. O'Brien
Dean K. Diehl, Jr.
Nancy B. Higgins
Robert B. Little
Jeffrey Laudenslager
Harvey T. Corbett

TOWNSHIP OFFICIALS

Kenneth Lawrence
Robert White

1. The meeting was opened at 7:00 PM by Robert B. Little with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Floor was opened to the public for comment. There were no comments.

3. Mike Bannan, Alternate Planner, was seated as a voting Commissioner for this meeting of February 16, 1999.

4. MINUTES

There were corrections to the Minutes concerning those present and the number of Commissioners voting.

MOTION: To accept the MINUTES of 1/19/99 as corrected.

ACTION: Bannan/Diehl (7-0).

5. Final Land Development/Subdivision Plan for a 2-Lot Subdivision creating one residential lot and one existing non-conforming use lot, and a Land Development for an 11,090 sq. ft. animal hospital located at 1138 Pottstown Pike for Bernperk, P.C.

This plan relocates and converts Dr. Waltz's Veterinarian Hospital into an expanded and rebuilt facility for Dr. Perkins. The animal hospital is on a conforming lot with a non-conforming use which has approval for a 25% expansion. All setbacks are met and the landscaping should provide a buffer. The runs are inside and there will be no noise problem.

MOTION: To recommend approval of the Final Land Development/Subdivision Plan for Bernperk, P.C.

ACTION: Diehl/Corbett (7-0).

6. Final Land Development/Subdivision for a 2-lot Subdivision for the Borough of West Chester. One lot to be added to 211 Carter Drive and a 156 sq. ft. addition at 211 Carter Drive for Construction & Design Services.

This plan began in 1997 and was held up because of a need to determine the Borough Boundary Line so the Z would be placed properly. The area has been a site for West Chester's Recycling Activities and a Fire School. The existing building had enough parking for its original activities, but with a computer school for West Chester University there is a need to expand the parking. The first page of the Plan is for the Borough of West Chester's approval. The second page pertains to West Goshen's.

MOTION: To recommend approval of the Subdivision and Final Land Development Plan for the Borough of West Chester and addition at 211 Carter Drive.

ACTION: Corbett/Diehl (7-0).

7. Sketch Plan Submission for a 34-Lot Residential Subdivision located on the east side of Pottstown Pike for Ashbridge Construction.

Tony Stancato and Daniel T. Wright of Gladnick, Wright, Salameda, appeared for the Plan. The owner is Bob Wilson who will retain the western part of the tract and also owns some of the adjoining land. At this time Mr. Wilson has no other plans to develop. Storm water will be controlled by the swale and the pond already at the wetlands location. There are certifications that the pond and swale are adequate.

The two exits are Green Hill Avenue and Farren Lane. There is only one house on Farren Lane and two at the corner. There is public water and plenty of sewer capacity. There is a nice evergreen stand between Lots 1 and 24, and a stand of woods at Lot 9 and 34. When asked, Mr. Stancato said he had talked to some of the neighbors and had actually changed some of the plan after speaking with them. His new houses are being built on a highland pasture much higher than the house that surround his development. The houses will be in the \$350,000 range.

The Commission asked questions about where electricity would be tied in and about the wetlands with the road so close. Mr. Stancato said he had tried to use the Open Space Option and saw no gain in pursuing the Option. The Commission saw no problems and suggest he proceed.

8. Initial Submissions presented by Ken Lawrence:

a. A 2883 sq. ft. restaurant with drive-through (Arby's) located at West Goshen Center for Sybra, Inc. This is the former site of the drive-through for the bank and for a photo drive-through. Nancy Higgins asked whether this would be a park-and-go-into establishment, or a strictly drive-through business. She wasn't sure about the parking with the present channels of traffic or where cars could queue up without obstructing traffic flow.

b. A 27,000 sq. ft. office building located on the northwest corner of Airport Road and Ward Avenue for Terramics/Brandywine Associates - Lot 13 Limited Partnership. This is the Builder from across Ward Avenue. It is a heavily wooded lot. The size of the building will determine which trees will remain. Supposedly the trees are considered junk trees. Harvey Corbett asked whether there was any coordination with East Goshen with so much construction on both sides of Airport Road. Mr. Lawrence explained that the "Z" project to widen Paoli Pike and Boot Road at Route 202 and to have the developers widen Airport Road to 24 feet and West Goshen to pave it was the last concerted plan. He announced that a light would be going up at Wilson Boulevard and Airport Road.

c. 2-Lot Residential Subdivision located at 850 South High Street for Ms. Patricia P. Crane. She wanted to build a smaller house on the new lot for herself.

d. Dr. White discussed the change in ownership of the corner of North Five Points Road and Paoli Pike. This was the location of the district court. A chiropractic and physical therapy activity is now considering the location and the Prudential Real Estate Building has gone up for sale. Dr. White is concerned whether there is enough green space to allow enough parking should the new facility consider building a second story. He has talked to Nancy Rodgers about defining "limited" in regards to C-1 and C-1R. He asked the Commissioners to consider limiting the sq. ft. of buildings on these properties and to increase the green space from 20% to 40%. He will talk to the solicitor about this matter. This is really a measure for the residents.

10. MOTION: To adjourn the meeting at 7:50 PM.

ACTION: Corbett/Laudenslager (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary and Recording Secretary