

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 20, 1999**

MEMBERS IN ATTENDANCE

James J. O'Brien
Dean K. Diehl, Jr.
Michael P. Bannan (Alt.)
Robert B. Little (Chm.)
Jeffrey Laudenslager
Paul D. Spiegel
Harvey T. Corbett

TOWNSHIP OFFICIALS

Kenneth E. Lawrence, Jr.
Dr. Robert S. White
Barbara Reany, Sec. pro tem

1. The meeting was called to order at 7:00 PM by Robert B. Little, Chairman, with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Alternate, Michael Bannan, was seated as a voting Commissioner for this meeting of April 20, 1999.

3. The meeting was opened to the floor for public comment. There were no comments.

4. MINUTES

MOTION: To recommend approval of the MINUTES of 3/16/99 as submitted.

ACTION: Diehl/Corbett (7-0).

5. Ken Lawrence noted the Township's request to the Chester County Board of Commissioners for a Park Facility Grant for Freedley Field, Hamlet Crest Park, and South Concord Park.

MOTION: To approve and send the letter to the Chester County Board of Commissioners.

ACTION: Bannan/Diehl (7-0).

6. Discussion of the waivers for subdivision application No. 5-99 for 26 residential lots for the M. Joseph Jerrehian Estate.

Ken Lawrence recommends the Board deny the 7 waivers that have been requested. He noted that the Board of Supervisors will discuss these waivers at their 4/28/99 meeting.

Robert Little commented that the County's recommendation that the Township not take action on this submission until the applicant has had the opportunity to address street design and emergency access issues was in the Township's favor.

Dean Diehl commented that the neighbors around the area certainly would be affected by this subdivision.

Harvey Corbett questioned whether or not a street connection to the 322 bypass was possible.

Ken Lawrence noted that the developer proposes access to the 26 lots from North Penn Drive, which is presently the only access for the 75 plus homes. He noted that a letter was written to PennDOT requesting that they put in a second access through the construction of a street connection to the West Chester bypass (S.R. 0322).

Paul Spiegel asked if there would be the possibility of a future traffic signal needed.

Ken Lawrence stated "yes" there would be.

Harvey Corbett suggested a field trip of the area should be discussed.

Robert Little noted that the newspaper headlined that AstraZeneca was looking at this property, but there have been no real plans.

MOTION: To recommend denial of the 7 waivers.

ACTION: Bannan/Diehl (7-0).

7. Ken Lawrence presented the Initial Submissions of:

A. An existing 45,000 square foot building being divided into 3 flex units located at 300 Lawrence Drive for Warehouse Associates Partnership. There will be 3 condominium units located inside the existing building for wholesale warehouse use.

B. Two applications for Electronics Boutique, Inc. at 931 South Matlack Street to convert 23,422 square feet of warehouse to office with parking expansion. They plan to put in a couple hundred parking stalls and making it their National Headquarters. They have purchased the Fedor property behind them and plan to construct a new 80,000 square foot flex building on the north side of Hagerty Boulevard.

C. 14,650 square feet of new buildings in two phases, located on the north side of Saunders Lane at Saunders Court for Richard Currie and Associates. They plan to put in greenhouses and small buildings, nothing out of the ordinary.

8. Committee Reports. There were no committee reports.

9. MOTION: To adjourn the meeting at 7:22 PM.

ACTION: Bannan/Spiegel (7-0).

Respectfully submitted,

Barbara Reaney
Secretary pro tem