

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
SEPTEMBER 21, 1999**

**MEMBERS IN ATTENDANCE**

James J. O'Brien  
Nancy B. Higgins  
Dean K. Diehl  
Jeffrey Laudenslager  
Robert B. Little, Chm.

**TOWNSHIP OFFICIALS**

Kenneth Lawrence  
Robert White  
Sharon Lynn

1. The meeting was Called to Order at 7:00 PM by the Chairman with THE PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Floor was Opened for Public Comment. There was none.

3. MINUTES

MOTION: To approve the MINUTES of 7/20/1999 as submitted.

ACTION: Laudenslager/O'Brien (5-0).

4. Final Land Development for 1412 sq. ft. storage building located at 603 Montgomery Avenue for Sheller Oil Company.

Mr. E. Bruce Sheller was present for the Plan which involves the demolition of two existing storage buildings and construction of a new storage building at the existing commercial facility. The ground floor area of the new building will be the same as that of the demolished structures. No new sewage disposal or water supply is proposed. The site is located in the R-4, Residential zoning district.

MOTION: To recommend approval of the Final Land Development for 1412 sq. ft. storage building for Sheller Oil Company.

ACTION: Diehl/O'Brien (5-0).

5. Final Land Development for Installation of additional telecommunications antenna located at 825 Paoli Pike for Ms. Judith A. Williams. R. Douglas Stewart appeared for the Plan, which pertains to the addition of an antenna for a paging system and construction of a 450 sq. ft. equipment shelter for the existing facility. A Conditional Use Hearing is scheduled at the Board of Supervisors meeting to be held on 9/22/99.

MOTION: To recommend approval of the housing for equipment for the additional telecommunication antenna.

ACTION: Higgins/Laudenslager (5-0).

6. Final Land Development for 5700 sq. ft. building, golf driving range and a 9-hole chip & put course located on the east side of Hagerty Boulevard south of Route 202 for Construction and Design, Inc.

William E. Freas was present for the Plan which proposed the construction of an 18-hole miniature golf course, a par-three nine-hole golf course, two driving ranges, a 6,000 square foot golf shop, an 800 square foot storage building, and 157 parking spaces on a 34.2 acre tract with public water and sewer. All engineering requirements have been met. The Plan was delayed because of the permits to cross a wetlands and Goose Creek with a bridge. The Plan shows an ideal use and the area will remain "green". Located in I-2 Zoning, the applicant hopes for a Spring 2000 opening.

MOTION: To recommend approval of the Final Land Development Plan for Construction and Design, Inc.  
ACTION: Laudenslager/O'Brien (5-0).

7. Final Land Development Plan for 2044 sq. ft. addition to the Pumping Station located at 1201 Boot road for Atlantic Pipeline Corporation. Mr. Roger J. Schumacher was present for the plan, along with Brian D. Shea of Orbital Engineering, Inc.

The Planning Commission was assured by the applicant that the new facility will be much quieter than the existing station. If there are any problems with noise, Sun Oil Company will do any additional work required to bring it up to specifications. Six 1,000 gallon sump tanks are to be removed and replaced. Fifty-year-old motors will be replaced with quieter ones. There is to be soundproofing, screening and effective landscaping.

MOTION: To recommend approval of the Final Land Development Plan for addition to the Pumping Station for Atlantic Pipeline Corporation.  
ACTION: Diehl/ Laudenslager (5-0).

8. Final 2-lot Industrial Subdivision (lot line change) located on the south side of American Boulevard for Airfield Properties, Inc. QVC has bought Lot #1 and the water system will be changed from a Master Meter to a whole new Main with individual Meters. The promised road which affords all lots access will be a dedicated roadway.

MOTION: To recommend approval of the Final 2-Lot Industrial Subdivision of the MBB Helicopter site.  
ACTION: Diehl/O'Brien (5-0).

9. Sketch Plan for Greenhill Shoppes located on the south east corner of Pottstown Pike and Greenhill Road. There were six persons in attendance. Susan Bratton, R/E Mgr. of Wawa, Inc., Sean McCauley, Brandolini, Frederick Snow, President of Brandolini Companies, Richard Carr, V. President of Brandolini Companies, Susanne M. Czeveling, Adler Engineering, Inc., and Wendy McLean of Lentz, Cantor & Massey. A sketch plan was presented by Wendy McLean. There were questions concerning two exits onto Rt. 100 and the safety of such egresses. The parking units or pods were noted along with the layout for the Shoppes. The emphasis was on "Quick In" and "Quick Out" traffic patterns. The new Wawa will be set back and will have gas pumps. The plan complies with required set-backs and more than required parking. The Flower Shop owners have agreed to sell and will move into the shops in the complex. This sketch plan was deemed a 100% improvement over the previously approved plan, even though there were questions over two roads onto Route 100.

10. Discussion and possible recommendation of an ordinance to amend the subdivision and Land Development Ordinance. These amendments should firm up some of the loose-ends noticed in our Subdivision and Land Development Ordinances. Some of the amendments include: the use of smaller plans; coordination of highway occupancy permits with PaDot; subdivisions of more than 25 family dwellings to be served by a minimum of two or more public streets; every driveway to be a minimum of 10' and located at least 5' from the lot line; and the "As-built plans" requiring a registered surveyor to place the monuments, and as-built drawings coming in with four sets and one electronic copy on a compact disc or 3 1/2 floppy disk in the same format as required by Section 72-15B.

MOTION: To recommend that the Ordinance Amendments proceed.  
ACTION: Diehl/Higgins (5-0).

11. The Initial Submissions were presented by the Township Engineer with some questions and explanations. These Submissions were:

A. 3-lot residential subdivision located at 1160 North New Street for William R. Breuninger.

- B. 96,025 sq. ft. industrial flex buildings located at 315-317 Westtown Road for Michael O'Rourke (Howard's Junk Yard).
- C. 5456 sq. ft. industrial building located at 702 Old Westtown Road for J. D. Miller Construction, Inc.
- D. 5660 sq. ft. convenience store with gasoline sales located between East Gay and East Market Streets. East of Bolmar Street for Wawa, Inc. (General Sales car lot).
- E. 2-Lot Industrial Subdivision located on Andrew Drive for Donohue-Guinta Partnership.
- F. 10,000 sq. ft. expansion (2nd floor) located at 701 E. Marshall Street for Chester County Hospital.

12. Committee Reports. There were no Committee Reports. It was noted that a flood situation has been corrected along South Five Points Road and Westtown Road. The builder of Applegate has corrected the runoff with Storm Retention Basins.

13. MOTION: To adjourn the meeting at 8:20 PM.

ACTION: Laudenslager/Diehl (5-0).

Respectfully submitted,

Nancy Boothe Higgins  
Recording Secretary