

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

MEMBERS IN ATTENDANCE

Jeffrey Laudenslager
Paul Spiegel
Bob Little, Chm.
Nancy Higgins, Secy
Jim O'Brien
Mike Bannan

TOWNSHIP OFFICIALS

Ken Lawrence, TWP Engineer
Bob White, TWP Supervisor
Sharon Lynn, TWP Manager

1. The first meeting of the Planning Commission in the new Administration Building was Called to Order at 7:00 PM by the Chairman, Robert Little.

2. The Floor was Opened for Public Comments. There were none.

3. MINUTES

MOTION: To approve the MINUTES of 9/21/99 as submitted.

ACTION: Laudenslager/O'Brien (6-0).

4. Final Land Development Plan for 2400 sq. ft. Storage Building located at 1129 West Chester Pike for Clarence C. Glauner.

The applicant was present to answer any questions. The plan shows underground seepage beds for drainage. Access to the facility is by a private road called "Rolling Road". Essentially the purpose of the building will be for storage for Mr. Glauner's plumbing business. All Township Ordinances are met.

MOTION: To recommend approval of the Final Land Development Plan for Clarence C. Glauner.

ACTION: Bannan/Laudenslager (6-0).

5. Final Land Development Plan for 5,456 sq. ft. industrial building located at 702 Old Westtown Road for James D. Miller.

Mr. Miller and his engineer were present for the Plan.

This Plan has gone before the Zoning Hearing Board because it is a triangular shape, only 0.85 acre and thus non-conforming. The existing house will be used as an office. The new building will be used for storage and a small shop for woodworking. Questions concerning an E.I.A. letter were answered by the Township Engineer. When sq. footage is over 5,000 sq. ft, then a E.I.A. letter is required. All Township Ordinances are met.

MOTION: To recommend approval of the Final Land Development Plan for James D. Miller.

ACTION: Spiegel/Higgins (6-0).

6. Final Plan for a 10,000 sq. ft. addition to the 2nd floor located at 701 E. Marshall Street for Chester County Hospital.

Lou Guardiani, Ass't Vice President for Support Services, Chester County Hospital and Al Giantonio of Yerkes were present for the Plan. A question was raised about the letter of authorization from H.L. Perry

Pepper that the Township required. Whenever a Corporation is involved, then there must be a letter of authorization for a signature for a corporation.

Mr. Guardiani explained the addition to the Maternity Ward. The Obstetrics Unit will gain "birthing" rooms where the mother, baby and family can remain from arrival to discharge. As Mike Bannan said, the plan is actually completing some of the possibilities for the 2nd floor unit. Central supply and recovery rooms will be relocated and the Neo-natal area will be rearranged.

MOTION: To recommend approval of the Final Plan for Chester County Hospital.

ACTION: Laudenslager/Bannan (6-0).

7. Final Plan for Residential Subdivision of a 4-Lot (3 new) Residential Subdivision located at 1160 North New Street for William R. Breuninger.

Mr. and Mrs. Breuninger were present for the Plan. The Zoning is R-2, and the undivided tract was 22.48 acres. Lot's 3 and 4 are flag lots will have a shared access drive onto N. New Street primarily because of the terrain. The slopes constrain the use of the property. There is public water but on-site sewer.

There was a discussion about the possibilities of a sewer easement down the middle of the tract which the Owner has denied. West Goshen has had no failed on-site systems and those in East Bradford are serviced through West Whiteland before coming to West Goshen for Treatment. With the terrain, there is no possibility of gravity flow of sewage and a pumping station is not seen for the immediate future.

MOTION: To recommend approval of the Final Plan for Residential Subdivision.

ACTION: Bannan/O'Brien (6-0).

8. Initial Submission for a 45,000 sq. ft. office building on Units 4 and 5 Greenhill Corporate Park for Drury Development Company, Inc.

These two units will be combined and it was thought that only one more unit is left. This development will be added to the masterlist for storm drainage and most likely will not require additional precautions.

9. COMMITTEE REPORTS AND INFORMATION

There were no Committee Reports.

There was an announcement that the Board of Supervisors will conduct five interviews for the Alternate position to the Planning Commission at their next meeting 10/20/99.

The Commission discussed the new facility and the amazing new room. The Chairman said he would speak to the person in charge of the Cleaning Team so that vacuum cleaners and bucket noises will not occur again during Planning Commission Sessions.

The excitement of the previous night was recounted when a 400 lb. black bear was captured at Hallowell Park after his climb into a tall tree. Rt. 202 was temporarily closed as a firetruck ladder with bucket lifted two firefighters and a game official to the heights where a tranquilizer gun could successfully dart the bear. Quite possibly this was the same bear that visited Chester and Montgomery counties several times over the summer; numerous sighting locally had occurred since the weekend. Police and helicopters from neighboring townships had also been patrolling all day Monday until the 10:30 PM capture.

10. MOTION: To adjourn the meeting at 7:35 PM.

ACTION: Spiegel/Bannan (6-0).

Respectfully submitted,

Nancy Boothe Higgins
Recording Secretary