

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

**MEMBERS IN ATTENDANCE**

Paul D. Spiegel  
Dean K. Diehl, Jr.  
Jeffrey Laudenslager  
Robert B. Little, Chm.  
Nancy B. Higgins  
James J. O'Brien  
Michael P. Bannan  
R. Douglas Stewart, (Alt.)

**TOWNSHIP OFFICIALS**

Ken Lawrence  
Dr. Bob White

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 accept the MINUTES of 10/19/99 as submitted.

ACTION: Bannan/Diehl (7-0).

4. The Chairman recognized and introduced R. Douglas Stewart, "Doug" as the new Alternate for the Planning Commission.

5. Final Land Development for 8,830 sq. ft. addition (medical offices) located on the northeast corner of Old Fernhill Road and Phoenixville Pike for Fernhill Corporate, L.P.

This is the old Keystone Foods property. Mr. John Chicarone was present for the Plan. There are more parking places than are required by Ordinance. It was noted by the Township Engineer that recently there seems to be a trend for putting in greater parking than is often required.

MOTION: To recommend Approval of the Final Land Development for Fernhill Corporate, L.P. subject to the \$100,000 escrow being established for the proposed traffic signal at this intersection.

ACTION: Vannan/Laudenslager (7-0).

6. Final Land Development for 45,000 sq. ft. (3 story) office building on Units 4 & 5 Greenhill Corporate Park for John Drury. Mr. Chicarone was also present for this Plan.

The Plan was reviewed and underground seepage pipes noted by the Township Engineer. When asked, Mr. Lawrence indicated that there is adequate capacity for the stormwater basin since the basin was oversized. The remaining Units were reviewed. The lighting is correct. The Planning Commission is not the body that reviews Signage and it is never considered by this body. The Building Inspector sees to this matter and with a different list of requirements than those the Planning Commission uses.

MOTION: Top recommend Approval of the Final Land Development Plan for Greenhill Corporate Park for John Drury.

ACTION: Diehl/Spiegel (7-0).

7. Final Land Development Plan for 4,999 sq. ft. warehouse expansion located at 897 South Matlack Street for Kelly's Sports, Ltd.

Mr. Andy Eberwein was present for the Plan. With this expansion the site is maxed out because of the flood plain. The new addition will be used for storage and new T-shirt printing activities.

MOTION: To recommend Approval of the warehouse expansion for Kelly's Sports, Ltd.  
ACTION: Laudenslager/Higgins (7-0).

8. Final Land Development Plan for 96,025 sq. ft. flex buildings (2 buildings) located at 315 and 317 Westtown Road for Mr. Michael J. O'Rourke.

Mr. Andy Everwein and Cliff and Tom Howard were present for the Plan. It was noted that the site has been non-conforming in size and use for many years. The drainage will be calculated when the buildings are built. The Company that has done the Engineering Impact Studies will come back to complete everything when the time comes. The little squares shown on the Plan delineates the potential lease lines. The existing building will be sold and removed when the time comes to build. Financing cannot be obtained until there is an approved Plan.

MOTION: To recommend Approval of the Final Land Development Plan for 96,025 sq. ft. flex buildings at 315 and 317 Westtown Road for Michael J. O'Rourke.  
ACTION: Diehl/O'Brien (7-0).

9. Initial Submissions were introduced by the Township Engineer:

A. 68,000 sq. ft. office space (3 buildings) and 6,000 sq. ft. airplane hanger, located on the north side of Ward Avenue extended for Blair & Son, Inc.

B. 1,480 sq. ft. industrial addition from Mauger Oil Co. at 300 Lawrence Drive.

C. Conversion of a residence to 3,000 sq. ft. of office space on Wright's Lane for Wright's Lane Properties. This plan will need labor and industry approval. Two apartments are located on one side of the Residence which with the present zoning is a non-conforming use.

10. There were no Committee Reports. A Nominating Committee for officers of the Planning Commission for next year was named: Nancy B. Higgins, Michael P. Bannan, and Dean K. Diehl, Jr.

11. The Floor was Opened Again for Comment. Exton Boy Scout Troop #65 was present with Nine Scouts working toward their Citizenship and Community Badge. Their leaders and several parents and siblings were also welcomed. One of the Scouts, Mark Strand, asked what the Planning Commission does.

Chairman Little invited the youngsters down to the front where they were shown Plans for the Developments that had been approved or submitted during the meeting. The visitors were taken through the steps a plan goes through before anyone can build anything in West Goshen Township.

The expertise of the Township Engineer was recognized along with the review the Chester County Planning Commission provides the Commissioners. It was explained how a packet of information is delivered to each Commissioner's house the week before the meeting so they can do their homework and prepare any questions they might have about a Plan. Then it was noted that the Planning Commission is a voluntary unpaid body of citizens who do their civic duty by advising and recommending actions to be taken by the Board of Supervisors.

12. MOTION: To adjourn the meeting at 7:54 PM.  
ACTION: Bannan/Laudenslager (7-0).

Respectfully submitted,

Nancy Boothe Higgins  
Recording Secretary