

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

MEMBERS IN ATTENDANCE

James J. O'Brien
Nancy B. Higgins
Robert B. Little, Chm.
Dean K. Diehl, Jr.
Paul D. Spiegel

TOWNSHIP OFFICIALS

Ken Lawrence
Bob White
Sharon Lynn

1. The meeting was Called to Order at 7:05 PM by Robert Little with the PLEDGE OF ALLEGIANCE TO THE FLAG.

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

3. MINUTES--Correction of the spelling of Mr. Ciccarone's name.

MOTION: To accept the MINUTES of 11/16/99 as corrected.

ACTION: Diehl/Spiegel (5-0).

4. Final Subdivision of a 2-Lot Industrial Subdivision located on the west side of Andrew Drive for Donohue-Giunta Partnership.

Dr. Leonard Giunta appeared for the plan. The Commission had questions concerning storm water retention. The use of the new lots were mentioned.

MOTION: To recommend approval of the Final Subdivision of a 2-Lot Industrial Subdivision for Donohue-Giunta Partnership, subject to the escrow being established to complete Andrews Drive.

ACTION: Spiegel/Higgins (5-0).

5. Final Land Development Plans for 3000 sq. ft. of offices converted from a residential use in an I-1 zone located on the south side of Wright's Lane Properties.

Mr. James Lees appeared for the Plan. There are two apartments in the House with members of the Wright family using them. The office conversion will be in part of Mrs. Wright's quarters.

MOTION: To recommend approval of the Final Land Development for Wright's Lane Properties.

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

6. Final Land Development Plan for 1480 sq. ft. industrial addition located at 300 Lawrence Drive for Mauger Oil Company.

Joseph S. Graci, P.E., President, Franklin Engineering, Inc., and Craig E. Hough, Architect, appeared for the Plan. Lubricant oils can be transferred in this addition. All 231 tanks inside the building hold approximately 6,000 gallons each. The required precautions in case of an oil spill were discussed. There will be some cans of products, but there will be no retail sales at this site.

MOTION: To recommend approval for the 1480 sq. ft. industrial addition for Mauger Oil Company,

ACTION: Diehl/Higgins (5-0).

7. Discussion of senior citizen residential apartments for HOMES FOR AMERICAN and SHELTER DEVELOPMENT. Andrew J. Aulde spoke first telling about the 20 communities he has been involved with. Trudy Parisan McFall spoke about the partnership and her "nonprofit" status. A discussion of funding and tax credits followed. Andy concluded by saying that they plan to be long term owners of the facilities they have built. As a concept, the Commission thought the facility an excellent idea. When details are presented with a Plan, then the Commission will have a good deal more to ask about traffic off Boot Road, erosion of the embankment, services provided, and neighbors' responses.

8. Ken Lawrence introduced two initial submissions.

A. 320 sq. ft. addition for offices located at 1212 Phoenixville Pike for Chester County SPCA. The SPCA plans to make offices of the space where they once had a gift shop.

B. 36,000 sq. ft. office building located on the west side of the runway for Airfield Properties, Inc. The Airport has been certified for using instrumentation. Evidently, this certification requires a 500' buffer from the centerline of the runway. This requirement may have to be grandfathered since there may be buildings within this buffer.

9. COMMITTEE REPORTS

Dr. White said that an unofficial committee will be reviewing plans for the Jerrehian tract. No more than three Planning Commissioners can attend this meeting. The date and time will be announced at a later date.

Nancy Higgins gave her report of the Nominating Committee for Officers for 2000. Mike Bannan and Den Diehl served as the other members of the Committee. She indicated she had not been able to talk with Jeff Laudenslager. Both the agreed upon slate was as follows:

Chairman: Jeff Laudenslager
Vice-Chairman: Paul Spiegel
Secretary: Nancy Higgins

Since Jeff was required to attend a meeting for the County to discuss increasing taxes, it was thought that the Chairman talk to Jeff before making a motion to accept the slate of officers. The Nominating Committee will be recommending a final slate of officers at the first meeting in January.

10. MOTION: To adjourn the meeting at 8:10 PM.

ACTION: Spiegel/Diehl (5-0).

Respectfully submitted,

Nancy Boothe Higgins
Recording Secretary