

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
MARCH 21, 2000**

MEMBERS IN ATTENDANCE

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

TOWNSHIP OFFICIALS

Kenneth E. Lawrence, Jr.
Dr. Robert S. White

1. The meeting was Called to Order at 7:00 PM by Chairman Jeffrey Laudenslager with the PLEDGE OF ALLEGIANCE TO THE FLAG.
2. The meeting was opened to the Floor for Public Comment. There was none
3. MINUTES--a correction of the spelling of Pam Diehl's name on Page 2, #6.

MOTION: To accepted the MINUTES for 2/15/2000 as corrected.

ACTION: Diehl/Bannan (7-0).

4. Final Land Development Plan for 20,000 sq. ft. office addition (2nd floor) for A. Duie Pyle, Inc., located at 650 Westtown Road.

Peter Latta was present for the Plan. In 1996, the roof collapsed from the snow load and was rebuilt with the idea of eventually adding office space above the loading dock. No additional parking is needed an he has acquired permission for the additional 5' of height for the office.

MOTION: To recommend approval of the Final Land Development for A. Duie Pyle, Inc. for the office addition.

ACTION: Little/Bannan (7-0).

5. Final Land Development Plan for 320 sq. ft. office addition for the Chester County SPCA located at 1212 Phoenixville Pike.

Pat Lynch of Lynch & Associates and Damon March appeared for the Plan. The plan refers to a very small addition to the house. The Zoning Hearing Board rejected the original plan because of the encroachment into the side yard. Michael Bannan had several questions about the Comments from the Chester County Planning Commission. The Township Engineer explained that a plan goes directly to the County as soon as it is received. Parcel numbers, and routine requirements are put on the plan after the copy has been submitted to the County. The County does not receive any revisions which the Township may have required. There were revisions on this particular plan which the County did not comment on. Since the building is close to the flood plain, drainage piping will be under the addition to recharge the ground water instead of requiring a storm basin.

MOTION: To recommend approval of the Final Land Development Plan for the Chester County SPCA.

ACTION: Bannan/O'Brien (7-0).

6. Initial Submissions included:

A. Omnipoint Communications Enterprises, L.P. for antenna on an existing tower and a 10 sq. ft. equipment cabinet located at 825 Paoli Pike

B. Creation of 12 condominium units for SSW Partners G.P. which includes the West Chester Diner, Pizzabilities, and Curtis Automotive. This Plan has been in the works for over six months.

7. Conditional Use application from Omnipoint Communications to install additional antenna on an existing tower at 825 Paoli Pike.

Michael Bannan mentioned a death of a worker on such a tower and wished to say that applicants should have OSHA regulations and guidelines for workers on towers. The Commission discussed this Tower which has a much larger base than usual. Doug Stewart indicated that there may be fewer antenna than were approved previously. The space on the ground will probably limit the number of antenna allowed. The Township Engineer explained that a single pole antenna has limitations, but it isn't the weight of an antenna but the wind load that has to be calculated and considered.

MOTION: To recommend approval for Conditional Use to the Supervisors after the Land Development has met all of the ordinances.

ACTION: Little/Bannan (7-0).

8. Green Hill Road, L.P. application to amend the Zoning Ordinance Section 84-19 (L) to change the maximum floor area, individual stores from 3000 sq. ft. maximum to 5000 sq. ft. maximum in C-1 Neighborhood Commercial.

Bob Lenz, Sean McCauley, Mr. John Ciccarone, and Susan Bratton for Wawa, Inc. were present for the application.

Michael Bannan wished to compare sizes of Wawa stores in the area, and Mr. Ciccarone discussed what this would have meant for Parkway Shopping Center. Sean McCauley was prepared to tell the Commission exactly which retail stores required what square feet these days. He expressed an opinion that such an increase would be "keeping in pace with what retail requires in today's market."

The Township Engineer said that this plan was much better than the previous one which had approval. If this application were approved, it would mean fewer and bigger stores on such a site. The Township Engineer suggested that the paved surface area be changed from 55% to 45% and that the green area required from 20% to 30% if the maximum square footage went up to 5000.

Paul Spiegel has several questions about Neighborhood Commercial sites.

MOTION: To recommend approval of the Zoning Ordinance Amendment to change store floor area from 3000 sq. ft. to 5000 sq. ft. in the C-1 District including changing paved surface from 55% to 45% and the green area required from 20% to 30%.

ACTION: Little/Bannan (6-1), Diehl voting NO.

9. There were no Committee Reports.

10. The letter acknowledging Arby's withdrawal was noted.

11. There was no public comment when the Floor was Opened again.

12. MOTION: To adjourn the meeting at 7:40 PM.
ACTION: Little/Diehl (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary