

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
MAY 16, 2000**

**MEMBERS IN ATTENDANCE**

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

**TOWNSHIP OFFICIALS**

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

1. The meeting was CALLED TO ORDER by the Chairman, Jeffrey Laudenslager at 7:00 PM with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Chairman announced that in the absence of Paul Spiegel he was appointing Doug Stewart to act as a voting Commissioner for this meeting.

3. The meeting was opened to the Floor for Public Comment. There was none

4. MINUTES

MOTION: To accepted the MINUTES for 4/18/2000 as corrected.

Question: Mike Bannan was not present for the April meeting and wanted clarification about the discussion of flag lots and fewer driveways in the Sketch Plan discussion.

ACTION: Diehl/Little (7-0).

5. Final Land Development Plan for a 12-unit condo association located on the northeast corner of West Chester Pike and Kingsway Road for SSW Partners, G.P.

Randall C. Schauer and Joe Spino appeared for the Plan.

Ken Lawrence discussed the Land Development aspects of the Plan. It is to take the three buildings and join them into a 12-unit condo association. This action will allow units to be sold rather than just rented. Taxes, plowing, and parking improvements will be handled as a group under the condo association agreement.

MOTION: To recommend approval of the Final Land Development Plan for a 12-unit Condo Association for SSW Partners.

ACTION: Diehl/Bannan (7-0).

6. Final Land Development Plan for 56 sq. ft. Convenience store with gasoline sales located at 706 East Gay Street for Wawa, Inc.

Susan Bratton, Ronald E. Klos, Jr., and John A. Jaros were present for the Plan.

The Department of Transportation has held up this Plan. All Township Ordinances are met. The Chairman told of a conference in Pittsburgh and people wanting to know what is a "Wawa". The Wawa is an Indian word for Wild Goose, hence the company logo. The full lot runs from Market Street to Gay Street by a long -term lease from Ruggieri. There will be no back door, but by some internal arrangements, two front doors--one for Gay Street and one for Market Street. The trash will be stored in its own room and emptied on the Taylor Rental side of the building. Some refuse of the Gas Operation

will be stored outside. Mike Bannan was interested in sprinklers and the location of emergency shut-offs and was told that there are no sprinklers and the shut-offs are found at the checkout and at the front of the store on Market Street where the gas pumps are located. There are regulations governing the locations. No other Wawa store is this size, the more parking the better according to Bob Little.

MOTION: To recommend approval of the Final Land Development Plan for Wawa at 706 East Gay Street.

ACTION: Little/Diehl (7-0).

7. Discussion of Conditional Use application for educational use for Arc of Chester County located at Lot 8, Lawrence Drive.

John Good prefers the Conditional Use Application before the Board of Supervisors for educational use (for which it qualifies) over Day Care Use which would have to go to the Zoning Hearing Board. Doug Stewart asked the size of the building: the record shows it as 16,000 sq. ft., plus 3,500 sq. ft. a later addition.

MOTION: To recommend approval of the Condition Use Application for Arc of Chester County.

ACTION: Bannan/Little (7-0).

8. Discussion of the request of six waivers for the now 25-lot residential subdivision for the M. Joseph Jerrehian Estate.

Dean Diehl led the way by recommending that the request of six waivers be denied because it pertains to just one small pocket of such a large estate. He feels that the applicant wants to do something magnificent, but he would prefer to see a sketch plan for the rest of the tract before any waivers for a specific spot be considered.

MOTION: To recommend denial of the request for six waivers for the M. Joseph Jerrehian Estate.

ACTION: Little/Diehl (7-0).

9. The Township Engineer presented two Initial Submissions:

A. Subdivision of a condominium into two (2) units for Carol Ann and John James Sipple located on the south side of Snyder Avenue in Bolmar Industrial Center.

B. 42,400 sq. ft. industrial flex building located on Lot 1--West Goshen Business Park for Andrew's Bridge Associates, L.P.

There was a question about any plans for improvement of that stretch of road near the removed railroad bridge. It was noted how difficult it is to exit from Andrew Drive. More of the embankment could be removed, but there is no long-term plan to improve that curve. There was a land-swap with the Jerrehian's when the area was first developed.

10. There were no Committee Reports.

11. There were no comments from the floor.

12. Dean Diehl wanted to discuss a suggestion for an amendment to the definition of garage. He was concerned with oversized garages in a residential area. He would like a definition that limits the size to a specific percentage so the garage does not assume warehouse proportions that exceeds the size of the house, and detracts from the neighborhood. The Township Engineer will do some research about the matter. Defining a garage limited to half the size of the house could pose some problems if the house

were huge. If one owns enough land, then a larger than normal garage is allowed within the setbacks as an accessory use. Dean said he wanted limitations on size of garages in the residential zones.

13. MOTION: To adjourn the meeting at 7:50 PM.

ACTION: Little/Diehl (7-0).

Respectfully submitted,

Nancy Boothe Higgins  
Secretary