

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
JUNE 20, 2000**

MEMBERS IN ATTENDANCE

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

TOWNSHIP OFFICIALS

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

1. The meeting was CALLED TO ORDER by the Chairman, Jeffrey Laudenslager at 7:06 PM with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Floor was opened for Public Comment. There was none

3. MINUTES

No. 6 of the 5/16/2000 MINUTES, the square footage should read 5660 sq. ft.

MOTION: To accepted the MINUTES for 5/16/2000 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: Little/Diehl (6-0).

4. Final Land Development Plan to place additional antennae on an existing tower at 825 Paoli Pike for Omnipoint Communications Enterprises, L.P.

Lawrence Lahr was present for the Plan. The plan has received conditional approval by the Board of Supervisors. The landscaping not completed will be done by Omnipoint. With this plan there is no more room for additional antennae at this site. There is an approved but uninstalled plan calculated in this conclusion. If the applicant does not utilize this permission, then the Township will see a replacement application for use on this tower.

MOTION: To recommend approval of the Final Land Development Plan for Omnipoint Communications Enterprises, L.P.

ACTION: Diehl/Little (6-0).

5. Final Subdivision Plan for Division of Condominium Unit "J" located at 640 Snyder Avenue for Mr. and Mrs. John J. Sipple.

MOTION: To recommend approval of the Final Subdivision Plan for a Division of Condominium Unit "J" for Mr. and Mrs. John J. Sipple.

ACTION: Spiegel/Higgins (6-0).

6. Three-Lot Residential Subdivision located at 1011 Greenhill Road for CMR Development Corporation

Michael Reilly and David L. Stinson appeared for the plan.

One older house will be torn down and three built with huge back yards.

MOTION: To recommend approval of the 3-Lot Residential Subdivision for CMR Development Corporation.

ACTION: Little/Higgins (6-0).

7. Sketch Plan submitted for 66 residential lots between Westtown Road, South Five Points Road, and Little Shiloh Road for Wilkinson Builders.

Jerry McCaron presented the Plan which has been drawn for 65 acres. He indicated that there had been new meetings which may change how much acreage will be sold to the Developer and which could change the configuration of the Plan. He discussed details about some of the lots which ran along Westtown Road where they would be served by a single driveway. With a flood plain and stream in the middle of the tract the drawings showed roads going out to each of the three roads, with two roads going out onto Little Shiloh. Andy Heinrich was present and is working on a traffic study. Neighborhood meetings were reported on and the concerns of the various neighbors were mentioned: sight distances, humps and valleys, Run-Off problems, and the destruction of a beautiful view and a pastoral lifestyle with Osage Orange Hedges screening Little Shiloh Road.

Mike Slotznich, 1020 Little Shiloh Road, passed out a handout of an outline of the concerns of the residents of the 1000 Block of Little Shiloh Road.

Residents interested in this development were Tom Cappise, Sue Castella, Mr. and Mrs. Mike Slotznick, Keith Megilligan, Ernie Bouey and Roxane Mazur, Emilie M. Barber, Brian Murray, and Dan and Judy Miller.

8. Final 2-Lot Residential Subdivision for John P. Collins located at 852 S. New Street.

This Plan was approved in November 1998, but East Bradford did not sign off on their portion of this plan. Now East Bradford has signed approval but the West Goshen Subdivision has now expired.

MOTION: To recommend approval again of the Final 2-Lot Residential Subdivision for John P. Collins.

ACTION: Higgins/Diehl (5-0).

9. Initial Submissions were presented by Ken Lawrence.

A. 23,025 sq. ft. Office Building for Drury Development located on Unit 11--Greenhill Corporate Park.

B. 5-Lot Residential Subdivision for Perna Brothers, Inc. located at 1209 Grove Road.

C. 600 sq. ft. equipment storage building for West Chester Area Association located at Westtown Road and Route 202.

10. MOTION: To recommend approval of the 600 sq. ft. equipment building for West Chester Area Association contingent upon the comments from the Chester County Planning.

ACTION: Little/Diehl (5-0).

11. COMMITTEE REPORTS AND INFORMATION

There will be no meeting of the Planning Commission in July unless something unforeseen arises.

Jim O'Brien will plan a "Walk-Off" of the Morrow Tract and will notify Commissioners and Township Officials as to date and time.

12. MOTION: To adjourn the meeting at 9:10 PM.
ACTION: Diehl/Little (5-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary