

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
AUGUST 15, 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 Jeffrey Laudenslager at 7:05 PM with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Floor was Opened for Public Comment. There was none. Ken Lawrence introduced Mr. Richard Craig, P.E. Mr. Craig has been with Chester County since 1987 and most recently Acting County Engineer.

3. MINUTES

MOTION: To approve the MINUTES of 6/20/2000 as submitted.

ACTION: Little/Diehl (7-0).

4. Final Land Development Plan for 16,000 sq. ft. day care/educational facility with 3,5000 sq. ft. future addition, located at 800 Lawrence Drive for ARC of Chester County. David Sanders was present for the Plan. Ken Lawrence presented the Final Plan explaining that it has been before the Board of Supervisors for a Conditional Use Hearing and that the only condition was that ARC would install a fence if at any time the Supervisors deem it necessary.

Ken Lawrence recounted the history of this parcel: it had been owned by the Township as a possible site for a new Township Facility until it was divided and sold to John Drury. ARC will be building this facility. Its use will be for mentally handicapped children and adults. There is a minimal playground surrounded by Township Property and Ice Line with sufficient parking. It is understood that 95% of the "students" are wheelchair bound.

MOTION: To recommend approval of the Day Care/Educational Facility for ARC of Chester County.

ACTION: Little/Diehl (7-0).

5. Final Land Development Plan for 7,475 sq. ft. office/warehouse addition located at 207 Carter Drive for Ms. Carol M. Aubert. Jim Aubert was present for the Plan. All Certifications and Engineering Considerations had been addressed.

MOTION: To recommend approval of the addition to the office/ warehouse for Ms. Carol M. Aubert.

ACTION: Little/Diehl (7-0).

6. Final Land Development Plan for 42,400 sq. ft. flex building on Lot 1-West Goshen Business Park (Andrew Drive) for Andrew's Bridge Associates, L.P. Chris Knauer was present for the Plan. The only questions were about traffic and whether the bend in the road could be improved. There will not be enough cars to warrant a traffic signal.

MOTION: To recommend approval of the 42,400 sq. ft. flex building on Lot 1- West Goshen Business Park (Andrew Drive) for Andrew's Bridge Associates, L.P.

ACTION: Diehl/Little (7-0).

7. Final Land Development Plan for 23,025 sq. ft. office building located on Unit 11 Greenhill Corporate Park for Drury Development. David Sanders was present for the Plan. Ken Lawrence presented the drawings and explained that this Plan completes what John Drury will do with this Tract. The other lots have sold and await plans for expansion or additions by owners. A question pertaining to the retaining wall along a private driveway was answered by the Township Engineer who had pre-approved this detail before consideration of the rest of the Plan.

MOTION: To recommend approval of the 23,025 sq. ft. office building located on Unit 11 Greenhill Corporate Park for Drury Development.

ACTION: Little/Bannon (7-0).

8. Final Land Development Plan for 3,669 sq. ft. bank located on the Northeast corner of Bolmar and East Market Streets for Commerce Bank, N.A. The applicant did not want the Amoco Plan released until this Plan is approved. The Highway Occupancy permit for storm water discharge has been received. The parcel is owned by the same corporation that owns and leases Wendy's. It has been agreed that a crossover from Wendy's into the Bank lot will provide a second way out. The Banking will be electronic and subject to no traffic except from employees. Jim O'Brien inquired about sidewalks and was answered by the Township Engineer. There are curb cuts for the handicapped but no sidewalks in this area of East Market Street.

MOTION: To recommend approval of the 3,669 sq. ft. building for Commerce Bank, N.A. at the Northeast Corner of Bolmar and East Market Streets.

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

9. Final 5-lot residential subdivision Plan located at 1209 Grove Road for Perna Brothers Builders, Inc. David Sanders and Bob Perna were present for the Plan. Ken Lawrence introduced the Drawings and pointed out the Easement Conservancy indicated where no growth would be removed. This Deed Restriction follows the same restriction across Grove Road for Netherfield which is to protect the stream. This easement is primarily on Lot 5 with just a corner located on Lot 4. A portion of the Concrete Slab presently located for the Dog Kennel will be removed from the Lot next to it.

MOTION: To recommend approval of the 5-Lot Residential Subdivision at 1209 Grove Road for Perna Brothers.

ACTION: Diehl/Spiegel (7-0).

10. Sketch Plan Submissions. A 7-Residential Lot - 4 in West Goshen and 3 in the Borough of West Chester located at 800 North New Street for Elizabeth C. and Mark E. Beaugard. Mark Beaugard and Ray Ott appeared for the Plan. The site is directly across from the West Chester Country Club. A Private Road is permitted by the Borough so the three houses in West Chester will face inward and exit by this private road. West Goshen does not permit Private Roads but will allow shared driveways to diminish the number of driveways onto Monterey Lane. The topography of the parcel indicated a flood plain and wetlands at one end and a Pond (retention basin) divided into two lots. The Planning Commissioners and the Township Engineer suggest that there should be only one owner for the Pond. There were reservations about the proximity of the house to the Pond. The layout of the lots were arranged for a view of the Pond from all the Lots. This was just a sketch plan and the Planners were reminded that no engineering had been done for this Subdivision and changes might be required by the constraints on the land.

11. Sketch Plan Submission for 77 residential lots between Westtown Road, South Five Points Road and Little Shiloh Road for Wilkinson Builders. Morrows will retain only 3.5+ acres.

Jerry MacCaron led off with a presentation of the new improved Plan which will allow better circulation and a bridge across the stream in the middle of the Tract. A traffic study will probably indicate that most traffic will flow north to Westtown Road via Five-Points Road.

Jim O'Brien gave his report of the site-visit by the Planning Commission on July 25th with Jerry MacCaron acting as guide. The stream crossing minimizes the number of driveways entering the roadways surrounding the tract. The additional traffic caused by this development has been a serious concern, not only of existing neighbors, but of the Planning Commission. Traffic onto Little Shiloh Road is reduced by 50% with only one road entering it. The Stone portion of the barn is to be preserved as well as the Springhouse. The four lots on one driveway to Westtown Road was a concern for the Planners.

The immediate neighbors across Little Shiloh Road in Westtown Township were present as well as a number who will be contiguous with the new Subdivision. Some new faces were Harold Clupper who had prepared a handout about some historical connections associated with the area. Debbie Martinez of 1008 Little Shiloh spoke of being the 4th generation on the site and with dreams of preserving the scenic community, saving the Osage Orange Trees for privacy, and allowing minimal access onto Little Shiloh Road for safety. She passed out a handout outlining her major points.

Dan Miller spoke of the site distances being dangerous in certain spots along Little Shiloh Road. Harold Clupper, a resident of Westtown Township presented a brief history of the area as it once was.

Jeff Brinkley spoke of preserving a Pre-Civil War Sycamore Tree.

Others with concerns were Robert Gonzano, Roxanne Mazur and Ernie Bovey. The residents wanted to know what steps would follow and how they would know about meetings. They were assured that the Plan has a long way to go before even a Preliminary Plan will be presented. They were told how they would know about a plan coming before the Planning Commission.

12. Dean Diehl led the discussion about the proposed ordinance redefining the term "Garage, Private". He would have preferred language delineating a percentage on size.

MOTION: To recommend approval of the Proposed Ordinance redefining the term, "Garage, Private".
ACTION: Little/Bannan (7-0).

13. A discussion of the application for 16 additional antennas on an existing communication tower took place. Instead of applying for three antennae which had been approved for another applicant, the new applicant wants 16 antennae.

MOTION: To request a Conditional Use Hearing for Metricom concerning its application for 16 antennae in a space where three antennae have been approved for a previous applicant who withdrew their application.

ACTION: Diehl/Spiegel (5-1-0). Bannan was Nay. He did not think the matter should even be discussed.

14. Initial Submissions were briefly discussed by the Township Engineer:

A. 23,800 sq. ft. office/manufacturing/warehouse located at 205 Carter Drive for Wire and Cable Specialties, Inc. This applicant will have to appear before the Zoning Hearing Board, they want to build in the present drainage basin and create another basin.

B. 4 residential lots located at 4 Kirkland Avenue partly in West Goshen and partly in West Whiteland Twps for David B. Yarnall.

C, 11,000 sq. ft existing and 5,500 sq. ft. new flex buildings located at 511 South Bolmar Street for Michael O'Rourke.

D. 4,784 sq. ft. car wash/detail shop located at 706 Auto Park Boulevard for Scott Honda of West Chester.

E. Lease Line subdivision located at 810 Lincoln Avenue for Metallurgical Products Company.

F. Condominium plan located at 1008 Greenhill Road for Donrad, L.P. (self storage building previously approved.) This plan would have three buildings under a Condominium Plan, but would still be used for storage.

G. 184 sq. yd. to booster pump station at 990 Fern Hill Road for Philadelphia Suburban Water Company. They will have to go before the Zoning Hearing Board and submit a plan Land Development before proceeding.

H. 7,458 sq. ft. financial building located on Lot 12A, West Goshen Business Park (Andrew Drive) for Keystone Federal Credit Union.

15. COMMITTEE REPORTS and INFORMATION

Bob White reported that the Jerrehians will appear before the Board of Supervisors at 5:00 PM on September 13 with three possible plans for development. Many will be invited to hear what C.J.Frederick will introduce.

The Chester County Planning Commission needs a representative from our Township. The Alternate has usually attended this meeting. A request to appoint Bob Little as representative was made.

It was requested that someone should contact Mr. Stewart and find out whether he has time to continue as Alternate. Could the Township Engineer or Township Manager be in touch with him. There is a waiting list of names who would like to be associated with the Planning Commission.

16. MOTION: To adjourn the meeting at 9:24 PM.

ACTION: Spiegel/Bannan (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Recording Secretary