

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
SEPTEMBER 19, 2000**

MEMBERS IN ATTENDANCE

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

TOWNSHIP OFFICIALS

Kenneth E. Lawrence, Jr.
Richard Craig
Dr. Robert S. White
Sharon Lynn

1. The meeting was Called to Order at 7:02 PM by the Chairman, Jeffrey Laudenslager with the PLEDGE OF ALLEGIANCE TO THE FLAG.

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

3. Douglas Stewart was appointed voting Planning Commissioner for this meeting in the absence of two members.

4. MINUTES

MOTION: To approve the MINUTES of 8/15/2000 with spelling corrections.

ACTION: Diehl/Little (6-0).

5. Final Land Development Plan for New Lease Line for Metallurgical Products Co. located at 810 Lincoln Avenue.

Mike Goodman was present for the Plan which was presented by Ken Lawrence.

MOTION: To recommend approval of the Final Land Development Plan for Metallurgical Products Co.

ACTION: Diehl/Little (6-0).

6. Final Land Development Plan for 4784 sq. ft. Car Wash/ Detailing Shop for Scott Honda located at 706 Auto Park Boulevard.

Mike Contino was present for the Plan. Ken Lawrence reviewed the Plan and pointed out the "Right Turn Only onto Bolmar Street" and that the Storm Water Basin would be cleaned out.

MOTION: To recommend approval of the Final Land Development Plan for Scott Honda for the Car Wash/Detailing Shop.

ACTION: Little/Higgins (6-0).

7. Final Land Development Plan for 23,000 sq. ft. addition for Wire and Cable Specialties, Inc. located at 205 Carter Drive.

Mr. James Clark and Andy Eberwine were present for the Plan. Ken Lawrence noted that the applicant wants to fill in the Storm Water Basin and build another adjacent to the old one. This measure will allow an addition that is contiguous to the present facility. The applicant has received approval for a Special Exception from the Zoning Hearing Board. A change in the Curb is noted. The new Basin will be in the Flood Plain but not in the Wetlands.

MOTION: To recommend approval of the Final Land Development Plan for Wire and Cable Specialties, Inc.

ACTION: Diehl/Little (6-0).

8. Sketch Plan for 4-Residential Lots located at 250 Sunset Hollow Road for Glen Gerber.

Mr. Gerber and David Sanders were present for the Plan. Ken Lawrence explained that the existing house stays and a new driveway will be created which will allow four lots to exit at a safer place on Sunset Hollow Road. Once the underbrush and jungle growth is cleared away, the site distance will be vastly improved. A Maintenance Document or Homeowner's Association document will be reviewed by the Township Solicitor and included on the Final Plan.

Mr. Gerber indicated settlement was two weeks away. Questions about the width of the driveway were answered by Ken Lawrence as 16' so that a oil truck and car could pass at the same time. Doug Stewart reiterated the importance of site distances over individual driveways. He felt he could not encourage the developer without seeing storm water plans. He was reminded that this plan was only a sketch plan, not a fully engineered plan.

Ground water will be recharged with underground seepage beds more than likely. Some of the impervious pavement in the center may be reduced simply to not create more storm water flow. There will be private individual wells but public sewers for the house. Dean Diehl still had questions concerning the flag lots and questioned the depth of one of the lots.

9. Discussion of ordinance to define "Motorcycles" and to permit their sales and service in C-5 and Multipurpose Zoning Districts.

Faulkner has acquired the franchise to sell Motorcycles and is interested in being able to sell them in the same district as car sales and service as part of their dealership. With this definition there is a defined location zoning for this activity.

After a lengthy discussion about scooters, mo-peds and other vehicles, some not licensed with the state, it was suggested by Bob Little that the Proposed Ordinance be changed to read: "D. Motorcycle/Motor-driven Cycles Sales and Service."

MOTION: To recommend a change in the wording of the Proposed Ordinance to read: "D. Motorcycle/Motor-driven Cycles Sales and Service."

ACTION: Little/Diehl (6-0).

10. SK-1 site sketch of the Glen Gerber Submission.

Ken Lawrence included the D.L. Howell sketch plan which came from the GIS Map. Eventually it is hoped that flood plains and other information will be instantly available for the asking. As a locator map in this instance, it offers many ideas for uses.

11. Initial Submission for 2700 sq. ft. addition to existing 1300 sq. ft. building for a personal and professional office at the corner of Prospect and Paoli Pike. Jack Loew has taken this parcel to the Zoning Hearing Board and was granted a variance in the C-2 district. Everything has been non-conforming until now. A Beauty Salon at this site with additional footage will bring the Non-Conforming Building on a Non-Conforming Lot to at least a Conforming Use.

12. Metricom, Inc. has requested approval for conditional use of poletop radios so that the internet can be interfaced by a laptop by way of radio waves. The device is 8 1/2 " x 11" box which would be put on

PECO and Verizon-Pennsylvania Utility Poles that would be useful for the Police as well as others. This is the same applicant who asked for 16 Antennae on a Pole last month.

MOTION: To recommend a Conditional Use Hearing to be scheduled for Metricom, Inc. for Poletop applications.

ACTION: Little/Stewart (6-0).

13. COMMITTEE REPORTS AND INFORMATION

Bob White reported that the Township had received a Fax from the Jerrehians cancelling the Wednesday September 13th presentations. There were no explanations. He apologized for the last minute telephone messages notifying the Commission of the cancellation.

The Garage Ordinance has been passed allowing 4-car garages.

Bob Little wanted to thank Sharon Lynn for her letter to Michael A. Cotter of Westtown Township concerning the Morrow Tract sketch plan submitted by Wilkinson Builders. He commended her response to concerns from the neighboring township.

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

ACTION: Diehl/Little (6-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary