

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
MARCH 20, 2001**

MEMBERS IN ATTENDANCE

Dean K. Diehl, Jr.
Jeffrey Laudenslager, Chairman
Nancy B. Higgins
Paul D. Spiegel
James J. O'Brien
Robert B. Little
Daniel S. Rafter, Alternate

TOWNSHIP OFFICIALS

Richard Craig, Township Engineer
Dr. Robert S. White, Supervisor
Sharon Lynn, Township Manager

1. The meeting was Called to Order at 7:01 PM by Jeff Laudenslager with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. MINUTES

MOTION: To accept the Minutes of 2/20/2001 as submitted.
ACTION: Little/Diehl (6-0).

3. The Floor was Opened for Public Comment. There was none.

4. The Chairman named Dan Rafter a voting member of the Planning Commission for the meeting in the absence of Mike Bannan.

5. A Lattice Tower of 130', approved for up to 150' next to a 150' Monopole at 590 Snyder Avenue. John Cipollone, Jr. was in attendance for the Final Plan.

Dean Diehl asked the applicant what were the limits for additions to this antenna. The answer was the extreme cost to add on. Dean was particularly interested in the tree versions with doubles or triples. John Cipollone, Jr. explained that there are patent controls to the design. The particular lattice tower for this application is to carry 6 wireless providers. Each carrier will have its own cabinet.

MOTION: To recommend approval of the Final Plan for a Lattice Tower for Crown Castle Atlantic, LLC.
ACTION: Diehl/Little (7-0).

6. Final Plan for Condominium of the Self Storage Units located at 1008 Greenhill Road for Donald N. Radbill. Donald N. Radbill and Denny L. Howell, P.E. were present for the Plan. Mr. Radbill explained that the three Buildings would each be an independent unit within the Condominium Plan.

MOTION: To recommend approval of the Condominium Plan for the Self Storage Units for Donald N. Radbill.
ACTION: Little/O'Brien (7-0).

7. Final Subdivision Plan for 76 Residential Lots known as Tiberton located at the southeast Corner of Westtown Road and South Five Points Road for Wilkinson Builders. Jerry McCarron and Dan Meier were present for the Plan as well as the following residents: Sue Costello, Roxanne Mazur, Mike Slotenick, Raymond & Shelley Cromer, Deborah C. Mules and Joanne Woutersz.

Richard Craig presented the Plan with projections on the wall of the former Morrow Farm. There were questions about the soil survey of 50 years ago and how Chester Valley Engineers characterized the soils

on the present Plan. The Hydric soils are limited and will not affect any structures or be involved in any of the grading planned according to Dan Meier of Chester Valley Engineers. Jerry McCarron indicated that they hoped to break ground in late spring. He indicated that the construction would be in Three Phases and would probably take about three years to complete. Building will start in the East and move toward the West with infra-structures being added as the construction progresses. The delineations for the Phases would start with 20 lots, then from the Pipeline to the Creek and the final Phase would continue the Build-Out to Applegate, Five Points Road.

The Construction Entrance and Trailer will be accessed from Westtown Road.

There were questions about peak flows of run-off water. Dan Meier indicated that the Piping across Westtown Road was insufficient and would be controlled until it had gone under the Falcon Lane Bridge. One of the neighbors was interested in having a large tree removed on her property to improve the sight distances from her driveway onto Westtown Road. Mr. McCarron indicated that they would remove the tree. Raymond and Shelley Cromer were concerned about the water runoff that would follow the Common driveway that slopes from the tract down to Westtown Road since their own driveway is directly across Westtown Road and would be vulnerable to more flooding than they already have. They wondered if the Common Driveway could be relocated away from their driveway. The applicants said that the pitch of Westtown Road would prevent a flood from crossing the Road and entering their driveway.

Mike Slotenick who lives across Little Shiloh Road in Westtown Township thanked the Engineers and Builders for the changes they had put into the Plan. He had one final plea for not having a road onto Little Shiloh Road and argued that it was not required by ordinance. He asked if there was any possible alternative. Also he inquired about the diameter of the trees for the additional screening that would replace the Osage Orange Trees that would have to be removed along Little Shiloh Road. Jerry McCarron explained that he had changed the plan to upgraded the trees from 2 ½ " to 3 ½". He said in his experience the cost and survival rate of larger trees did not make sense. He also spoke of enlarging the Conifers from 4-6' to 6-8'. Mr. Slotenick's request for a Compromise Plan with no road to Little Shiloh Road or at best only an Emergency Egress did not receive a response from the Builder or any of the Planners.

MOTION: To recommend approval of the Final Sub-Division of Tiberton for Wilkerson Builders.

ACTION: Diehl/Higgins (7-0).

8. There were no Committee Reports.

9. The Floor was Opened for Public Comment and there was none.

10. MOTION: To adjourn the meeting at 8:05 PM.

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

Respectfully submitted,

Nancy Boothe Higgins
Secretary