

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
MAY 15, 2001**

MEMBERS IN ATTENDANCE

Jeffrey Laudenslager, Chairman
Dean K. Diehl, Jr.
Robert B. Little
Paul D. Spiegel
James J. O'Brien
Michael P. Bannan

TOWNSHIP OFFICIALS

Richard Craig, Township Engineer
Dr. Robert S. White, Supervisor

1. The meeting was called to order at 7:00 P.M. by Jeff Laudenslager with THE PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The floor was opened for public comment, and there was none.

3. MINUTES

MOTION: To accept the MINUTES of April 17, 2001 as submitted.

ACTION: Little/Spiegel (6-0).

4. Final Land Development Plan for a 66,240 Sq. Ft. office building for Chester County Fund, Inc. located on Lots 3 and 4, Andrew Drive. No one was present to represent the final plan. The building will be three stories and the plan meets all the parking and stormwater requirements. Traffic Signal meets warrants for placement at Andrew Drive and Phoenixville Pike, with \$25,000 escrow to be provided by the developers of Lots 3 and 4, and Lot 13.

MOTION: Table the Final Plan until the next meeting, unless a representative for Chester County Fund, Inc. shows up.

ACTION: Bannan/Little (6-0).

5. Final Land Development Plan for a 43,200 Sq. Ft. office building for Andrews Bridge Associates, Inc. located at Lot 13, Andrews Drive.

Christopher J. Knauer was present for the final plan. The contractor will be installing concrete pad over the parking area that crosses the pipeline. A portion of the building will be located within 50 ft. from a petroleum pipeline. Entrance onto Phoenixville Pike has a clear site distance of at least 150 ft to 170 ft. Developer will also be contributing toward the traffic signal at Andrew Drive and Phoenixville Pike.

MOTION: Final Plan be approved subject to the Board of Supervisor's approval of gas line being changed and traffic signal installation.

ACTION: Spiegel/Bannan (6-0).

6. Final Property Line Change for properties located at 901 North New Street for Clyde Broadbelt, and 111 West Ashbridge Street for West Chester Golf and Country Club.

George Agle and Brian Robinson from the Country Club were present for the final plan. Property to be conveyed to Mr. Broadbelt is 0.4483 ac., with 0.3861 to be conveyed to West Chester Golf and Country Club. The conveyance of land will improve the buffer between the two properties.

MOTION: To recommend approval of the Final Plan for the Property Line Change.
ACTION : Bannan/Diehl (6-0)

7. Final Subdivision and Land Development Plan for Fern Hill Village. Anthony Stancato Jr., Vic Abdala and Andy Wright were present for the plan. Mr. Stancato requested the Planning Commission consider the plan this evening.

The plan consists of a two-lot subdivision, and the land development of twenty multi-family townhouses located at 990 Fern Hill Road. Buildings one and two will consist of seven units each, located on Lot 1 with a driveway onto Fern Hill Road. Building three, which will consist of six units, will be located on the southern most portion of Lot 1, with a driveway onto Old Fern Hill Road. Garages will be internal, with parking spaces provided in the front and side of each building. Trees will be placed along the southern border of buildings one and two to "mute" the water tank. The subdivision consists of Lot 1 and 2, with Lot 2 which contains an existing water tower owned by Philadelphia Suburban Water Company.

MOTION: To recommend approval of the Final Subdivision and Land Development Plan.
ACTION: Diehl/Little (6-0).

8. Discussion of Petition before the Board of Supervisors on behalf of Wawa Inc., to amend Township Ordinance, Article VI, Section 84-19-(L) to modify the maximum floor area of individual stores from 3,000 Sq. Ft. to 5,000 Sq. Ft. maximum.

Dr. White noted that Wawa is proposing a new 4950 sq. ft. store with 12 pumps, on 6.6 acres at the intersection of Pottstown Pike and Greenhill Road. The existing Wawa will be demolished, and no other buildings to be constructed on the property. The existing Kift's Flower Shop will be demolished. Three of the 6.6 acres will remain open. The use of the open land will be discussed at the Board of Supervisors' Hearing for Wawa on June 13th at 4:00 p.m. The Board felt this was a better use than what is there now, and certainly better than a strip mall.

MOTION: Recommend to the Board of Supervisors to accept this Petition.
AMENDED MOTION: To accept expansion of Wawa with gas pumps, and no other buildings are constructed on the lot.
ACTION: Bannan/Little (6-0)

9. Committee Reports:

A. On Wednesday, April 24th, at 6:00 p.m., the Residential Committee, Rick Craig and some neighbors of Harry Johnson's walked the Johnson properties at 806 and 800 Old Westtown Road in regard to a proposed subdivision of the two parcels. Even though it had not rained for nearly three weeks, the ground was extremely wet under foot. It appears the "middle" of the property is unsuitable for development. There are some major concerns for wetlands and slopes, and a delineation study will need to be provided with the formal application. An eighteen-lot sketch plan has been submitted to the Township by the developer David Yarnall of Yarnall Enterprises. Two of the eighteen lots contain existing single-family dwellings. Harry Johnson was present, and noted his original plan and agreement with the developer was for no more than thirteen lots.

B. Dean Diehl distributed a sheet he prepared for review by the Planning Commission, for consideration by the Township to adopt the following additions to the Code:

(1) Amend Zoning and Subdivision/Land Ordinance to include definitions of Wetlands, Delineation and Wetland Margins.

(2) Add to Section 72-19 of the Subdivision Ordinance, wording noted below:

"No wetland, or Wetland Margin area may be altered, regraded, developed, filled piped, diverted or structure built upon. Roads may be built over wetlands and design approval is obtained from the West Goshen Township, Department of Environmental Protection, and U. S. Army Corps of Engineers. Wetland Margin Is the transitional ground extending out 200 feet from the wetland boundary or to the limit of the hydric soils, whichever is greater. No more than 20% of the Wetland Margin may be altered, regraded, filled or built upon. Note: Any place that wetlands are referred to must include wetland margins, and the 20% referred to should be noted as 20% of wetland margins, not wetlands.

MOTION: Give recommendations to Rick Craig for his review and response at the next Planning Commission meeting.

ACTION: Bannan/Little (6-0)

10. The floor was open for Public Comment and there was none.

11. MOTION: To adjourn the meeting at 7:52 p.m.

ACTION: Little/Bannan (6-0)

Respectfully submitted,

Nancy D. Rodgers
Secretary pro tem