

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
AUGUST 21, 2001**

**MEMBERS IN ATTENDANCE**

Daniel S. Rafter  
Michael P. Bannan  
James J. O'Brien  
Nancy B. Higgins  
Jeffrey Laudenslager, Chairman  
Paul D. Spiegel  
Dean K. Diehl, Jr.

**TOWNSHIP OFFICIALS**

Richard Craig, Township Engineer  
Dr. Robert White, Supervisor

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

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

3. MINUTES

MOTION: To accept the MINUTES of 7/17/2001 as submitted.

ACTION: Spiegel/Bannan (6-0).

4. Final Land Development Plan for a 65,200 sq. ft. Flex Building for Lot 2 for Andrews Bridge Associates located at 1075 Andrew Drive. Christopher J. Knauer was present for the Plan. The Township Engineer projected the plan upon the wall as well as presenting the Plan on paper. The Plan meets all Township Requirements. An Escrow of \$5,000 will be set aside for some Guide Rail Work that needs to be done immediately. Mr. Knauer has already escrowed \$25,000 toward a traffic light when he applied for the Final Land Development of Lot 1 at the same site.

MOTION: To recommend approval of the Final Land Development Plan for Andrews Bridge Associates.

ACTION: Bannan/Diehl (6-0).

5. Final Land Development Plan for a 13,000 sq. ft. Church Expansion for Christ Community Church located at 1190 Phoenixville Pike.

Dick Ostien, Pastor, James S. Tupitza, Attorney at Law, and Anthony Stancato of Stancato/Abdalla, LLC were present for the Plan.

The Township Engineer projected the Plan on the wall as well as providing the Plans for the Commission. This plan shows a small sanctuary in the addition as well as some office space. There will be additional parking as well as future parking to be used as needed. Originally, the Handicap Parking was not 2%, but the numbers have been corrected.

Mike Bannan had several questions about traffic studies and about peak traffic. With a church involved, peak traffic does not usually come into consideration because their bulk traffic would be on a weekend. Also the County's comments about access points to the site during "peak use periods" does not seem applicable church members do not leave the parking lot with urgencies usually seen during the work commute time. When asked, the Pastor Dick Ostien stated that the Church has no intentions of going into the "Child Care Business".

MOTION: To recommend approval of a 13,000 sq. ft. expansion for Christ Community Church.  
ACTION: Bannan/Higgins (6-0).

6. Final Subdivision Plan for a 2-lot residential subdivision for CMR Development Corporation located on Karen Lane near its intersection with Greenhill Road.

Michael Reilly and Charles Jackson of Yerkes were present for the Plan. The only discussion was about how the present driveway will continue to access onto Greenhill Road but that the new lot will empty onto Karen Lane.

MOTION: To recommend approval of the 2-lot residential subdivision for CMR Development Corporation.  
ACTION: Diehl/O'Brien (7-0).

7. Final Land Development Plan for a 10,000 sq. ft. Lease Line Change for Mauger and Company, Inc. located at 300 Lawrence Drive.

Matthew Reaney was present for the Plan.

The Plan calls for adding 14 new parking spaces, which will not change the already paved area. It will be a matter of painting them in.

Of more concern were questions about storage tanks inside the warehouse space. Lubricating oil is stored in these tanks only separated by an interior wall from a Clinic located in the same building. Paul Spiegel explained to Mike Bannan that Maugers was not changing anything in their present storage space. The 10,000 sq. ft. change offers more office space.

MOTION: To recommend approval of the Lease Line Change for Mauger and Company.

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

8. Final Subdivision Plan for a 7-lot residential subdivision for Mark E. and Elizabeth C. Beaugard located at 800 North New Street. The Plan was represented by Matthew Reaney with D.L. Howell. Lot 1 which is the existing house will maintain the pond. The lot below the pond does not have a wetland. The Township Engineer has inspected the site and finds no evidence of plant or soil indicating a wetlands condition. Mr. Beaugard stated that he had replace a damaged pipe found in the springhouse. It was causing a constant overflowing that no longer exists. That area is a uphill grade which is grassed over. There were questions about stormwater runoff. Three of the lots are in the Borough of West Chester, and also sit on another water shed than Lots 4, 5, and 6.

Dean Diehl indicated that he did not like the idea of the pond being on two lots. A Deed Restriction might be the solution. Robin Mureless mentioned the hardscape and asked where would the water go. The Township Engineer said that the water is discharged on the east side of New Street. No more water would be leaving the site than already does.

Mike Bannan wanted to discuss how a water and soils map of 1959 Was now incorrect and how wetlands have now gone away. It was learned that the man-made pond was created in the late 1940's.

MOTION: To recommend approval of the Final Subdivision for a 7-lot subdivision for Mark E. and Elizabeth C. Beaugard.

ACTION: Higgins/Spiegel (5-2). Diehl and Bannan were No because of the disappeared wetlands and having the pond on two lots.

9. Final Subdivision Plan for a 3-lot subdivision for David S. Kahn located at 125 Greenhill Road.

In attendance for the Plan was Mr. David Kahn and Gregory P. Dimovvitz of Yerkes Associates.

The sight distance was seen as a problem. The sight distance had been Improved by shaving off an embankment and removing a tree. Tests show that one can see 235'. PaDot has approved the remediation. West Goshen's ordinance asks for 299'.

It was felt that the Highway Safety Officer needs to inspect the site. The Township Engineer indicated that Sgt. Bill Camlin is away on Reserve Duty. He indicated that he would check who else was qualified to inspect the site for the Township. A discussion about a 25 mph sign did not satisfy several members. Mr. Kahn asked why he had been sent a letter telling him that all of the Township Engineer's comments were satisfactorily addressed and now since he had refused to change his Sewer lines connections as the Sewer Authority requested, his sight distance had become so dangerous. The Planning Commission had reservations on the sight distance even though PennDOT approved. There were no motions.

10. Initial Submissions.

A. Land Development Plan for a 109,081 sq. ft. Health Club Complex At Lots 7, 8, 14, and 15 McDermott Drive for ACAC of Pennsylvania

B. Land Development Plan for a 51,500 sq. ft. Renovation and Additions to East High School at 500 Ellis Lane for the West Chester Area School District.

Bob White announced that the School Board has named six possible sites for a new High School. Only two of these sites are outside West Goshen Township.

C. Land Development Plan for a 3,220 sq. ft. Car Wash and Detailing Shop at 706 Auto Park Boulevard for Scott Honda. This new plan Is downsized with a modified footprint to avoid any encroachment Into the Storm Sewer.

11. COMMITTEE REPORTS. There were none.

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

13. DISCUSSIONS

Mike Bannan requested a new color coded map showing all the Zones. He also would like to have an Ordinance Book and a Land Subdivision Book. Rick said he would provide what he could immediately after the meeting. Dean Diehl wanted to propose a new requirement for # 84-57 which would camouflage all towers.

Also Dean noted that a Sketch Plan is almost as powerful as a Preliminary Plan when rumors are saying that something is going to be built.

14. MOTION: To adjourn the meeting at 8:50 PM.

ACTION: Bannan/Spiegel (7-0).

Respectfully submitted,

Nancy Boothe Higgins  
Secretary