

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
MAY14, 2002**

MEMBERS IN ATTENDANCE

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

TOWNSHIP OFFICIALS

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

1. The meeting was Called to Order by Jeff Laudenslager at 7:00 PM with THE PLEDGE OF ALLEGIANCE TO THE FLAG.

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

3. MINUTES

MOTION: To accept the Minutes of 4/16/2002 as corrected with Mike Bannan's name in attendance instead of Paul Spiegel's.

ACTION: Bannan/Spiegel (7-0).

4. Final Subdivision Plan for 11 residential lots for Omega Industries, Inc. located at 625 Goshen Road.

Dominick Daniele, 907 Owen Road. Michael Pillagalli, 924 North Hill Drive, Al Giannantonio Yerkes Associates, and John Ciccarone, Omega were present for the Plan.

Richard Craig projected the plan on the wall. He pointed out the new road, Perry Road which ends in a 1,000 ft. Cul-de-Sac. There are infiltration beds and small retention basins instead of a huge storm retention basin. The roads have no curbs so rainwater can run back into the ground water to recharge the soil. Jeff asked if there were any constraints that had been corrected. It was noted that no more trees will be removed than necessary. There are no wetlands and the sewers will go into the West Goshen system. The engineering design is different because with infiltration beds and trenches and no curbs a rather large retention basin can be avoided. When the plan came in originally there was a large retention basin and it was a problem. The excellent redesign is innovative for West Goshen Township and good engineering practice.

MOTION: To recommend approval of the Omega Industries Final Subdivision Plan for 11 residential lots.

Dominick Daniele asked when construction will begin. John Ciccarone said that construction work is seasonal and it should be underway by summer or within six months. Mike Pillagalli asked if there was any way to save the house. John Ciccarone said that the Engineer had tried his best to save the house and just couldn't come up with a way. After discussions about the house having been on Chester County Day, structural changes and old growth trees, several of the Planning Commissioners asked whether they could delay the vote until they could walk the tract. With a motion and second already on the floor the Chairman called for the vote.

ACTION: Bannan/Rafter (3-4).

Mike Bannan said there was nothing to discuss if the Plan met all Engineering Requirements. Paul Spiegel said he was unaware of the structure being a house on Chester County Day and when old growth trees are involved, he did not feel that he had had a chance to investigate. As a Planning Commissioner he had not been given this information in time before he was being asked to vote on the Plan. Jim O'Brien did not like to hear about the Impact Statement which raised a few questions and then have to vote without time to look into the matter. He wondered if the barn structures did have historical value. Nancy Higgins voiced dissatisfaction on having to vote on something that had not been presented to the Planning Commission until the evening of the vote. Mr. Chiccarone stated that it was the Planning Commission's business to inform themselves of this information before the Final Plan came before the Commission. Nancy Higgins agreed that they should be made aware of such information, but also stated that the Planning Commission should not be treated like a rubber stamp. There have been times in the past when the Commission had committees and did walk practically every single plan and gave reports to the Planning Commission. Immediately it became very disturbing to the applicant to have the Plan delayed. A time frame was discussed and then it appeared there was not enough time to walk the tract and advertise another Planning Commission meeting to vote on the Plan in May.

MOTION: To have a re-vote on Omega, Industries.

ACTION: Spiegel/Bannan (6-1).

MOTION: To recommend approval of the Omega, Industries Final Subdivision Plan for 11 residential lots located at 625 Goshen Road.

ACTION: Bannan/Rafter (4-3).

THE CHAIRMAN, JEFFREY LAUDENSLAGER, TURNED THE CHAIR OVER TO PAUL SPIEGEL FOR THE REST OF THE MEETING BECAUSE HE HAD A MANDATORY MEETING TO ATTEND FOR CHESTER COUNTY.

5. Initial Submissions:

A. Land Development Plan for driveway modifications for Eldredge Companies, Inc. located at 896 Fern Hill Road.

B. Subdivision Plan for three residential lots for Triple Tree Corporation located at 971 North New Street. This plan has a stream with existing crossing, slopes and a common driveway for two of the houses.

6. Withdrawal of Land Development Plan for 20 Townhouse units for Stancato/Abdalla LLC located at 990 Fernhill Road.

7. Act 167 Storm Water Management Plan in several volumes was announced. It will be adopted by Chester County and then by the Townships. This plan has already been revised six times. The copies will be left available to the Planning Commissioners to come to the Township Hall and read them.

8. Committee Reports. Dr. White announced that a Comprehensive Plan would be in the works before the year is out. He also announced that the May meeting would be the first meeting for which the Planning Commission would be paid.

9. The Floor was Opened for public comment. There was none.

10. MOTION: To adjourn the meeting at 8:38 PM.

ACTION: Diehl/O'Brien (6-0)

Respectfully submitted,

Nancy Boothe Higgins
Secretary