

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
JULY 16, 2002**

MEMBERS IN ATTENDANCE

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

TOWNSHIP OFFICIALS

Richard Craig, Township Engineer

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 5/14/2002 with a correction of the spelling of John Ciccarone's name.
ACTION: Bannan/O'Brien (6-0).

4. Final Land Development Plan for Robert Brotzman was postponed.

5. Final Land Development Plan for a 73,562 sq. ft. Office/Warehouse for the De Antonio Group of Delaware located at 1041 Andrew Drive. This is a lease line change for Unit D that will be split into 4 areas. There will be no change in the parking. The area of 32,145-sq. ft. will have walls installed.

MOTION: To recommend approval of the Final Land Development Plan For De Antonio Group of Delaware.

ACTION: Bannan/O'Brien (6-0).

3. Initial Submissions.

A. Land Development Plan for Unit D was addressed with #5 above.

B. Subdivision Plan for two residential lots for Glen Gerber located at 250 Sunset Hollow Road.

C. Land Development Plan for a 15,000 sq. ft. office building for James and Carol Aubert located at 707 East Gay Street. The area is already paved.

D. Land Development Plan for a 2,000 sq. ft. office addition for D & D Enterprises located at 105 Westtown Road.

E. Subdivision Plan for two residential lots for G. Kenneth and Thelma N. Dillard located at 201 South Concord Road.

F. Land Development Plan for a 64,380 sq. ft. School of Music and Performing Arts Center, a 453 space parking garage and additional parking for West Chester University located at 100 East Rosedale Avenue. The Zoning hearing is scheduled in August.

7. COMMITTEE REPORTS

A discussion on whether the Planning Commission must agree with the Engineer took place. Paul Spiegel indicated that Commissioners are not obligated to agree with a final plan.

MPC recommends 90 days for a Plan to be under consideration. There are very few plans that go through without comments and changes. Often the applicant will request an extension.

Richard Craig said he was working on a format so the Commission can read files from the Web.

8. The Floor was Opened for public comment.

Lorraine McDermott asked questions about extensions beyond the 90 days. Mr. Craig said he had spoken with Mr. Yarnall that morning and Mr. Johnson had agreed to an extension because they are waiting for a bridge permit from the Department of Environment Protection. There were questions about Preliminary Plans and Final Plans and when the clock starts ticking on a plan.

Robin Murlless quoted from Ch. 72 when he thought the Plan should start. Mike Bannan said he did not understand the official clock and when a plan is ready to be submitted. He would like a check list for himself so he is assured that a plan meets all criteria. Richard Craig indicated that the official clock is started when a plan is published in the Minutes of a particular meeting as an Initial Submission.

Mike Bannan and Jim O'Brien agreed to chair the Residential and Commercial Committees. They will organize a time when available Commissioners will be able to walk a certain property. The chairman will then submit a report back to the Commission.

Lorraine McDermott spoke about the Johnson property and about adults walking around the barn area. The structure could be a hazard and she was told to check with the Health Department.

Richard Craig introduced a packet which included locations of three projects which have been built in the Township by Mr. Yarnall.

Also included in the packet was a copy of the Act 167 Chester Creek Watershed which is a joint action by Chester and Delaware County. He indicated that he would like some action by the Planning Commission by the next meeting. This document has been prepared by a committee, and if accepted by our Township would mean changes in some ordinances. This is a minimum need. He suggested that we consider adopting it for the entire Township not just for the Chester Creek Watershed. It would not be retroactive.

Mr. Craig also mentioned that East High School plans should be coming in within the next few months. Ellis Road will have to be crossed for the children to reach their ballfields. There are ideas for a bridge, relocating Ellis Lane, or installing a traffic signal.

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

ACTION: O'Brien/Spiegel (6-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary