

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
AUGUST 20, 2002**

MEMBERS IN ATTENDANCE

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

TOWNSHIP OFFICIALS

Richard Craig, Township Engineer
Dr. Robert S. White, Supervisor
Patricia B. McIlvaine, Supervisor

1. The meeting was Called to Order by Jeffrey 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 7/16/2002 as submitted.

ACTION: Bannan/Rafter (6-0).

4. Final Subdivision Plan for a 5,924 sq. ft. transfer of property for G. Kenneth and Thelma N. Dillard located at 201 South Concord Road.

Mr. Dillard was present for the Plan. This plan is a simple lot-line change so that his next door neighbor will have enough land in his sideyard to build a garage.

MOTION: To recommend approval of the Final Subdivision Plan for G. Kenneth and Thelma N. Dillard.

ACTION: Diehl/Bannan (6-0).

5. Initial Submissions:

A. Subdivision Plan for two residential lots for CMR Development Corp. located at 913 Little Shiloh Road. A common driveway lined up to meet South Shiloh Road may be in order rather than two driveways entering Little Shiloh Road. Quite possibly a new look at stormwater management will take place.

6. COMMITTEE REPORTS

971 N. New Street

Mike Bannan reported to the Commission about his site inspection of 971 N. New Street for two residential lots for Triple Tree Corporation. The development has a common driveway. The reason for the common driveway is that the best access is to cross a stream at an existing crossing. The existing house will not be involved because it has its own driveway.

The sight distance from the North appears to be okay. From the South, the sightline looks to be inadequate. Slopes are not an issue, and the stream will provide a means of runoff.

Of concern was that a drain field appears to be very close to the proposed driveway. A set of PVC pipes extending from the ground appeared to be from a septic system. The Township Engineer will verify what these pipes are and see that they are put on the Plan. It was Mike Bannan's opinion that the Plan is a good use for the land.

250 Sunset Hollow Road

Mike Bannan reported that there have been various ideas associated with this plan. The current Plan calls for two driveways. As background, the existing driveway is almost entirely obstructed visually by existing hills, vegetation and trees. It comes up steep slopes and would not pass today's ordinances. As a measure to prevent taking of trees on a slope, the Township Engineer believes that a common driveway could fix the hazardous visual situation that now exists. It is unclear whether the sight distance requirements can be met.

Drainage in a precautionary slope is another issue. Of concern is a septic tank located above and on the slope a few hundred feet away from the drainage area and the well. The well could be relocated so that it is not below the septic system. Please note: there is no sewer and no public water . It becomes a matter of health and safety that these conveniences are installed appropriately.

7. A checklist for Plan Submissions was received.

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

9. Supervisor Dr. White reported on a matter of an unrecorded deed and a right-of-way that runs through the DeRocco Property. Aram Jerrehian is still trying to get the West Chester Area School District to consider land on North Penn Drive instead of the land off Rt. 100.

The Commission was reminded of the Township Picnic on September 13. It will be catered by the Stadium Grill.

10. MOTION: To adjourn the meeting at 7:37 PM.

ACTION: Bannan/Rafter (6-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary