

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
SEPTEMBER 17, 2002**

MEMBERS IN ATTENDANCE

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

TOWNSHIP OFFICIALS

Richard Craig, Township Engineer
Dr. Robert S. White, Supervisor
Sharon Lynn, Township Manager

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

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

3. Bob Little was named a voting member in the late arrival of Paul Spiegel and Dean Diehl. He was to vote for the last one to arrive or in their absence.

4. MINUTES

MOTION: To accept the MINUTES of 8/20/2002 as submitted.

ACTION: Bannan/Rafter (6-0).

5. Final Land Development Plan for a 15,000 Sq. ft. office building for James and Carol Aubert located at 707 East Gay Street.

Mr. James Aubert was present for the plan.

The Township Engineer projected the plan on the wall and spread out the Plans for the Commissioners. Various features such as the stream behind the building site and the flood plain at the extreme back were noted. The building site is completely paved. With the new building the applicant will be able to reduce his impervious coverage somewhat to allow for more green space. Bob Little interjected the fact that the installation of a pump near the Township Line at Montgomery Avenue has largely eliminated flooding conditions to that area. Lease lines are shown as four rectangles on each floor. Mike Bannan asked the Township Engineer if all Ordinances were met and the answer was in the affirmative.

MOTION: To recommend approval of the Final Land Development Plan for James and Carol Aubert.

ACTION: Bannan/Rafter (7-0).

6. Initial Submissions:

A. Land Development Plan for two office buildings totaling 70,000 sq. ft. for Baxter Properties located at 1015 Andrew Drive.

The Plan was projected and noted to be the last lots on Andrew Drive to be built. The Township Engineer mentioned that grading is underway with special permits. There were questions about whether the railroad has been formally abandoned by the PUC. The two pipelines that run through the properties were noted.

Jim O'Brien will organize an inspection walk for the site.

7. With the arrival of Wes Hamilton, the Final Subdivision Plan for Triple Tree Corporation located at 971 North New Street was placed before the Commission.

The plan calls for a 3-lot subdivision. A common driveway will cross the flood plain. It already crosses so no new permits are required. The site distances are adequate. The application is complete and meets all Township Ordinances.

MOTION: To recommend approval of the Final Subdivision Plan for Triple Tree Corporation.

ACTION: Bannan/Higgins (7-0).

8. Proposed amendment to Zoning Ordinance Section 84-8 providing definitions for Educational Uses.

Robin Murlless asked to express his opinion that 9x18 ft was too narrow for a comfortable parking space. The ramifications of accepting this measure was discussed and noted that all such usages would be by conditional use and that the acceptance of this definition would give the Supervisors guidelines for leeway when it is desired.

MOTION: To recommend Approval of the Proposed amendment to Zoning Ordinance Section 84-8 providing definitions for Educational Uses.

ACTION: Little/Bannan (7-0).

9. COMMITTEE REPORTS. There were no reports.

10. The Floor was Opened for Public Comment.

Lorraine McDermott had several questions about the Coldspring Plan. She wanted to know how Mr. Yarnell is going to proceed. She was told by the Township Engineer that he was continuing to work on the plan and that he was still waiting for the DEP permit which usually takes about six months. She also wanted to know how long the equipment needed to be in place for a valid Traffic Study. The Township Engineer answered that he considered seven days a good study, but sometimes it did not require as long because the ADT's for data are different in residential areas than busy thoroughfares.

11. MOTION: To adjourn the meeting at 7:25 PM.

ACTION: Little/Diehl (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary