

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
NOVEMBER 19, 2002**

MEMBERS IN ATTENDANCE

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

TOWNSHIP OFFICIALS

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

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

2. In the absence of Mike Bannan, Bob Little was appointed voting member for the evening.

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

4. MINUTES

MOTION: To approve the Minutes as submitted.

ACTION: Little/Diehl (7-0).

5. INITIAL SUBMISSIONS

A. Subdivision Plan for four residential lots for Steven A. Papa and Steven R. Lautz Located at 101 Delaware Avenue. The Plan has not been reviewed at this time and a scanned disk to enable projection has not been received. Looking at the Plan, there were some stream concerns and questions about the soils. It was suggested by Bob Little that the residential committee walk the property once the Engineer has reviewed the plan. Mike Bannan is the Residential Chairman. Jeff asked Bob Little and Jim O'Brien to coordinate with Mike for a time to inspect the site and to make calls to the members so those interested could make plans to be available.

B. Amended Subdivision Plan for 45 townhouse units for Chester County Mall, Inc. located at the intersection of Phoenixville Pike and Boot Road. Rich Craig distributed the Plans for Phase V of the Village of Shannon. This Approved Plan is now coming before the Commission to amended. The builder wants to decrease the number of units from 48 to 45. There will be no homes fronting on Phoenixville Pike in the new plan. Rear alleys are removed. There will be more buffering for existing surrounding property owners. The changes are to create more open space areas and a sense of private settings. These plans have not been reviewed by the Engineer yet. He noted that the Developer will need to renew the NPDES Permit and a new look at storm water management will be needed since requirements have changed. Rich said that the new concepts seem good even before he reviews the Plan.

6. Sketch Plan for 14 residential lots for J.E. Kravitz Development Company, Inc. Located at 905 Westtown Road. Rich Craig introduced the sketch plan noting the stream constraints, the existing Residence, and the new roadway along an existing driveway. He introduced J.E. Kravitz who asked the Commission's opinion about a road along Bob-a-Link which invited several opinions about sight distances and how recent development has handled the traffic situation on Westtown Road. Dean Diehl spoke about Act 167 and asked the developer whether he would be willing to buffer the stream with 100 ft.

setbacks. Flooding problems along Falcon Lane thirty years ago are still problems to consider when one attempts basements in this area. The builder seemed to think he could regrade and raise foundations for basements. He was told that kind of activity was not allowed in Wetlands. The number of lots was questioned because of the slope and stream. Some very clever engineering will be required on this particular tract.

7. Conditional Use Application for construction of 12 modular classrooms for the West Chester Area School District located at East High School/Fugett Middle School, 500 Ellis Lane. Mark Groves and Ernie Graham were present for the Plan. Six modules are for two years and six are for three years during the renovations of the school buildings. A discussion also took place concerning the crossing of Ellis Lane to access the Ball Fields, and the additional parking that will be phased in over several timeframes.

MOTION: To recommend Conditional Approval for West Chester Area School District to install 12 modular classrooms at the East High School/Fugett Middle School for the renovation period ahead.
ACTION: Diehl/Little (7-0).

8. COMMITTEE REPORTS.

Jim O'Brien presented the slate of officers for 2003 from the Nominating Committee. The slate was as follows: Chairman: Paul Spiegel, Vice Chairman: Jim O'Brien, and Secretary: Nancy Higgins.

MOTION: To accept the slate of officers for 2003 as submitted.
ACTION: Diehl/Little (7-0).

Jeff Laudenslager told of the impending review of West Goshen's Comprehensive Plan and that he was naming a Task Force. He called on Sharon Lynn to explain what would be involved and when it will begin the studies. Jeff named Jim O'Brien, Bob Little, Nancy Higgins and himself as (alt.). Sharon announced that the first meeting with the Consultants will take place at 5 PM on Monday December 9 and that a meeting from 9-12 on Wednesday, December 11 would involve a tour of the Township.

9. There was No Public Comment at this time.

10. Jeff announced the procedure for who would be paid for attending meetings. He indicated that those arriving late would have been replaced for the evening by the alternate. The late arriver could discuss the plans but would not be paid for attending. He added that late arrivals have been rare but that the Township will only pay for seven Commissioners at a meeting.

11. MOTION: To adjourn the meeting at 7:55 PM.
ACTION: Little/Spiegel (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary