

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
MARCH 18, 2003**

MEMBERS IN ATTENDANCE

Daniel S. Rafter
Michael P. Bannan
Jeffrey A. Laudenslager
Nancy Boothe Higgins
James J. O'Brien, V. Chm.
Dean K. Diehl
Robert B. Little, Alt.

TOWNSHIP OFFICIALS

Richard J. Craig, Township Engineer
Dr. Robert S. White, Sup.
Sharon Lynn, Twp. Mgr.

1. The meeting was Called to Order by Jim O'Brien, Vice Chairman at 7:00 PM with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Floor was Opened for Public Comment. There was none. Two guests: JoAnn Miller and Daniel Miller, 1005 Little Shiloh Road, were introduced. Daniel Miller is finishing a BA degree in Government from Widener and was at the meeting to observe how local government works.

3. The Vice chairman appointed Bob Little as a voting member of the Commission in the absence of Paul Spiegel.

4. MINUTES

Dr. White had two corrections for the February 18, 2003 Minutes.

The Brandywine Airport is already a PHL overflow landing facility for small planes.

The \$20 Million Dollar estimate made by Senator Thompson was for the cost of two new ramps onto Rt. 202.

MOTION : To accept the 2/18/2003 Minutes as corrected.

ACTION: Diehl/Little (7-0).

5. Final Land Development Plan for two 35,000 sq. ft. office buildings for Baxter Properties located at 1015 Andrew Drive. Mike Gillam was present for the Plan. Richard Craig introduced the plan for two 35,000 sq. ft. office buildings, explained that drainage had already been designed for the tract and indicated that the developer was escrowing \$25,000 towards a traffic signal. He indicated that the plan meets all the ordinances. When asked about the extra 55 parking places shown on the plan, Mr. Gillam replied that in his experience one can never have enough parking spaces. Rick indicated that the future parking spaces will not be paved until the time they are needed. Keeping the area green and not covered with an impermeable surface always helps with drainage and lets the soil be recharged with water.

MOTION: To recommend approval of the Final Land Development Plan for two 35,000 sq. ft. office buildings for Baxter Properties.

ACTION: Little/Laudenslager (7-0).

6. Final Condominium Plan for nine condominium units for B.F.R. LLC located at 900 Airport Road. Rick Bates was present for the plan. This plan is to draw lease lines for the condominium units. The only change was to enlarge one of the handicapped parking spots to 16'.

MOTION: To recommend approval of the Final Condominium Plan for nine units for B.F.R. LLC.
ACTION: Bannan/Higgins (7-0).

7. Discussion of proposed Ordinance creating a C-I Commercial-Industrial zoning district and definitions relating to Adult Entertainment uses. Mike Bannan, Jeff Laudenslager, Bob Little and Nancy Higgins spoke about the new zoning district, the reasons for it and what it would permit. Dr. White explained the reasons for the pro-active measure. Existing businesses would be grandfathered and could continue their activities so long as these sales or rentals are not their main business.

MOTION: To recommend approval of the new zoning district.
ACTION: Little/Higgins (7-0).

8. Discussion of a proposed ordinance titled "Alcoholic Beverages". Several questions concerning regulation were answered by Sharon Lynn and Dr. White. These two ordinances have already been reviewed by the Township Solicitor.

MOTION: To recommend approval of the ordinance adding a new Chapter 26 titled "Alcoholic Beverages".
ACTION: Bannan/Landenslager (7-0).

9. Committee Reports.

Jim O'Brian reported his attempt to schedule a visit to 230 Rosedale Avenue Property. He said he would be willing to take several trips if it becomes necessary. The attendees were told to meet at Fame Fire Company on Saturday morning at 9:30. This site will have 460 units for student housing and the same number of parking places.

10. The Floor was Opened for Public Comment.

Daniel Miller asked several questions. Were Planning Commissioners elected or appointed, and were they being paid for the first time this past year. He also asked about the new proposed ordinance concerning alcohol use in West Goshen. His final question was what was being done for the safety of the Township. Dr. White answered that West Goshen has a 26-man police force which is entrusted with the safety and security of Township. In addition, the University has its own police and security personnel. They have called on the Township for help on occasion as the need arises. There are 4 volunteer fire companies and 2 ambulance companies. Many residents have property alarms. The police department answers and dispatches on-call 24-hours and the response time is usually well under three minutes.

Respectfully submitted,

Nancy Boothe Higgins
Secretary