

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
APRIL 15, 2003**

**MEMBERS IN ATTENDANCE**

Daniel S. Rafter  
Michael P. Bannan  
Jeffrey A. Laudenslager  
Nancy Boothe Higgins  
Paul D. Spiegel  
James J. O'Brien  
Dean K. Diehl

**TOWNSHIP OFFICIALS**

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

1. The meeting for April 15, 2003, was Called to Order by Paul Spiegel at 7:03 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 3/18/2003 as submitted.

ACTION: Bannan/Diehl (7-0).

4. INITIAL SUBMISSIONS

A. Land Development Plan for a 21,600 sq. ft. Ambulance Station for Good Fellowship Club of Chester County, Inc. located at 600 Montgomery Avenue. The Township Engineer projected the Plan and said that the parking meets requirements. The intersection at Maple Avenue and Montgomery Avenue is not ideal. This is the plan that needed approval for taller bays for the ambulances, making the overall building height several feet beyond our ordinances. They have received relief from the Zoning Hearing Board.

B. Subdivision Plan for a lot line change for Thomas Carricato located at 507 South Five Points Road. Tom Carricato and William R. Morrison were present for the plan. Since the Plan only involves a lot line change, the Commission agreed to take this appearance as the Final Plan.

MOTION: To recommend approval of the Subdivision Plan for Thomas Carricato.

ACTION: Bannan/Laudenslager (7-0).

5. Final Land Development Plan for a School of Music/Performing Arts Center, 453 Space Parking Structure and 192 Space Parking Lot for West Chester University of PA located at 100 East Rosedale Avenue. Matthew N. McClure, Al Fuscaldo, Hal Dean, Brian L. Fischbach, Ed Bennett and Mark Mixner were present for the plan. Al Fuscaldo and Hal Dean spoke about the drawings. The buffer is deciduous trees. Parking is on 9' x 18' spaces. The West Chester Preservation Society has protested left turns at the site. Traffic stacking should reduce the problem. There were two traffic studies because the first one did not address certain possibilities. The second traffic study conformed to needs. The only documentation not received is the Highway Occupancy Permit.

MOTION: To recommend approval of the Final Land Development Plan for a Music/ Performing Arts Center, Parking Structure and Parking Lot for West Chester University.

ACTION: Diehl/Bannan (7-0).

6.. Final Land Development Plan for renovations and additions to East High School for the West Chester Area School District located at 500 Ellis Lane. Mark Groves and Ernest Graham were present for the Plan. Paul Spiegel recused himself from voting but said he would participate in the discussions. Rick Craig introduced the plan with projections and plans with 109 sheets at 50% reduction, and copies of the first 21 sheets. Mike Bannan's first question was about the 100-year-flood? Mark answered that there were no buildings or playing fields in that district. The only area in the flood district are those at discharge sites and permits have been issued for this drainage relief. The PECO Substation and draw-down switch is gone. The major changes are in traffic flow. A new driveway will connect with Airport Road, and the major egress onto Ellis has been moved to the top of the rise for better sight distances. A new three-story gymnasium takes 50,000 sq. ft. A small addition called the "Scene Shop" faces Ellis Lane and allows 2500 sq. ft. of storage for the auditorium. Another addition is a 2500 sq. ft. garage for mechanical equipment and track and ball field paraphernalia. There was a discussion about the double row of pine trees as screening. Realizing that even a double row of trees will not block the tall stadium lights, Dean Diehl asked about using a new single row of Serbian Spruce after the missing white pines are replaced. Mark agreed that it makes more sense than tearing out existing vegetation just to plant new trees.

Parking provisions were near the field house and separate from bus lanes totaling 880 spaces. Soccer fields and baseball fields have been added as well as additional outside lanes to the track—presently there is only room for football but with the changes, there can also be a soccer field set up at the track site. Questions about lighting were answered. When a night event ends, the main stadium lights will go off and spot lights will remain on the masts for the cleanup crew. Bus routes around the schools were delineated. Mark explained that there must be a seat on a bus for every student even if he or she can walk to school or drives and parks at school.

There was great interest about the crossing of Ellis Lane to get to additional ballfields. The plan shows a marked crossing at the brow of the hill. Students can only cross on foot when accompanied by staff or bussed over in mass. A crossing official will be on duty for all official school use. There was a question about non-school weekend use when the schools are closed. The answer was that the organization using the ballfields would have a written contract that they would have the responsibility to provide a crossing official since most of the parking would be on the school side of Ellis Lane.

The Five Phases of the Renovation Plan were discussed and the timing of the various changes and which contractors would go and come at timely stages to enable the school years to go on even while work was being done. Summer school will be moved to Pierce Middle School during this period. The various phases are projected into 2009. The trailers for additional classroom space will be removed once the Bayard Rustin High School is opened. An estimate of the budget for these renovations was \$45 million.

MOTION: To recommend approval of the Final Land Development Plan for renovations and additions to East High School for the West Chester Area School District.

ACTION: Bannan/Diehl (7-0).

7. Discussion of proposed changes to the Zoning Ordinance, Chapter 84, Section 84-55 Design Standards for parking spaces and parking aisles. Various parking parameters were discussed, 24' aisles between lanes, one-way lanes, 18' aisles as seen in parking buildings, parking spaces 10' x 20' or 9' x 18' as seen in shopping centers. Jim O'Brien said he saw a trend recently of underground parking when space is a problem. If the costs are weighed and parking underground is the only way to get a larger building, then it can be done even though it would be significantly more costly. The Commission had consensus that less impervious surfaces were always desirable. Parking buildings may someday be the only solution. Handicapped parking was outlined.

The first space is 16' wide and the second space 14'. Dr. White suggested making parking space specifications by conditional use to allow flexibility. Rich said he would rewrite this ordinance and send it to the Solicitor for review.

8. COMMITTEE REPORTS AND INFORMATION

Dr. White said he expected the Henderson High School Final Plan by next month.

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

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

ACTION: Diehl/Bannan (6-0).

Respectfully submitted,

Nancy Boothe Higgins  
Secretary