

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 19, 2005**

MEMBERS IN ATTENDANCE

Paul D. Spiegel
Dean K. Diehl
James J. O'Brien, Chm.
Nancy Boothe Higgins
Jeffrey A. Laudenslager
Michael P. McKie

TOWNSHIP OFFICIALS

Richard J. Craig, Twp. Eng.

1. The meeting was called to order at 7:00 PM by Jim O'Brien, Chm. with a welcome and invitation to join in the recitation of THE PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Floor was Opened for Public Comments. There were none.

3. MINUTES

MOTION: To accept the Minutes from March 15, 2005 as submitted.
ACTION: Laudenslager/McKie (6-0).

4. INITIAL SUBMISSIONS

A. Initial Land Development Plan for a 16,800 sq. ft. manufacturing facility and office addition for O'Rourke Steel located at 992 South Bolmar Street.

5. Final Subdivision Plan for two single family lots for Daniel and Tara Toocheck located at 1001 North New Street. Daniel Toocheck was present for the Plan. With the drawing projected to the wall, the new lot line was pointed out and it was stated that the Sight Distances were an improvement.

MOTION: To recommend approval for the Final Subdivision Plan for Daniel and Tara Toocheck.
ACTION: Diehl/Spiegel (6-0).

6. Final Land Development Plan for the Henderson North Athletic Complex and Robert E. Lambert Park for the West Chester Area School District and West Goshen Township located at 1125 and 1145 Pottstown Pike. Mark Groves and Jason Best were present for the Plan.

6. Henderson North Athletic Complex and Robert E. Lambert Park (con't). Projection of the site showed the three and one-half acres of the Lambert Park including The Skate Park, Tennis Courts and Dog Runs with a Field House adjacent to the Ball Fields. Restrictions on Traffic Use and Circulation were pointed out. The road will be 26' wide. WAWA has left access to their store from both fields. The School District will go out for Bids on May 25 with a completion date set for Summer, 2006.

MOTION: To recommend approval of the Final Land Development Plan for Henderson North Athletic Complex and the Robert E. Lambert Park.
ACTION: Spiegel/Diehl (6-0).

7. Final Land Development Plan for a 5,400 sq. ft. Applebee's Neighborhood Grill and Bar for Rose Casual Dining LP located at 1115 West Chester Pike. The Projected Plan indicated the parking and facilities similar to what Denny's had used with a minor change for water flow off the impervious parking lot. A waiver had been granted for the maintenance of the parking aisle at 24.5' width since there is no practical way to widen it.

MOTION: To recommend approval of the Final Land Development Plan for Applebee's Neighborhood Grill and Bar for Rose Casual Dining LP.
ACTION: McKie/Diehl (6-0).

8. Final Subdivision Plan for 15 single family lots for Cold Spring Run, Inc. located at 800 and 806 Old Westtown Road. There were 27 people with only 18 on the list. The late arrivals included the Owner and Developer and several couples not on the initial list of attendees.

DEP and the Army Corp of Engineers have signed off on the 20' x 20' x 24' Bridge. The Bridge is large to cover wet lands and the flood plain.

Two storm water detention basins were delineated and their functions explained to the neighbors.

Two lots were joined to provide a building site on a sensitive area. The number of recent storms that were 100-yr-storms have caused flooding conditions in Bucks County, Montgomery County, and Chester County. Provisions must be provided for this eventuality. There are no controls over the weather.

8. Cold Spring Run (cont').

Robert Swavely asked what if the Plan does not work..

Bill Cahill talked about wet detention ponds. He blamed additional water at this site because Applegate's water has flowed freely for the past 2 ½ years. He wanted to talk about the first house they built and how it was too low for the basement. He wanted to know how many houses in this plan would turn out to have wet basements. There were questions about the septic system at the Johnson's house. There were also concerns about rodents that would be homeless when the barn is demolished.

MOTION: To deny this plan because it should have fewer houses.
ACTION: Diehl/Spiegel (2-4). Diehl and Spiegel were the votes for the motion.

The Motion did not carry.

MOTION: To recommend approval of the Final Subdivision Plan for Cold Spring Run, Inc.
ACTION: Laudenslager/McKie (4-2).

9. There were no Committee Reports.

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

11. MOTION: To adjourn the meeting at 9:22 PM.
ACTION: Spiegel/Diehl (6-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary