

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
MAY 10, 2005**

MEMBERS IN ATTENDANCE

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

TOWNSHIP OFFICIALS

Richard J. Craig, Twp. Eng.

1. The meeting was Called to Order at 7:02 PM by Jim O'Brien with a welcome and invitation to PLEDGE ALLEGIANCE TO THE FLAG.

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

3. MINUTES

MOTION: To approve the MINUTES of 4/19/2005 as submitted.

ACTION: Laudenslager/Spiegel (6-0).

4. Initial Submission

A. Initial Subdivision/Land Development Plan for a 223 unit adult age qualified retirement community for Westrum Land Development, LLC located at Ward Avenue and North Five Points Road.

Susan D. Menno and Stephen J. Sanslein were present for the plan.

Rick Craig introduced the Plan by telling the Commission about the various hearings which included a use hearing, zoning hearings in December and April. In March the conditional use was approved.

There were many questions about such a development so close to the Airport, the Highway and near industrial businesses. Screening buffers were discussed. Jim O'Brien felt very strongly against permitting a development of 223 units at such a location. In fact he was against any such development in an Industrial Zone. He expressed his opinion that the Township had been too accommodating and that the Planning Commission should seriously consider not recommending approval of the Plan.

4. Westrum Land Development, LLC (con't).

The Residential Sub-Committee set a date of 21 of June at 5:45 for an inspection tour of the site. Ms. Menno asked if she could join the group for their walk. The numerous storm water basins and the likelihood of run off into the reservoir posed some questions which only the Township Engineer can answer when he reviews the Plan.

5. Alliance Environmental Systems, Inc. was added to the agenda with Senya D. Isayeff presenting a progress report of the brown field site and a preliminary plan for flex buildings for offices or warehouses in a condominium arrangement.

Mr. Isayeff completed the story of the magnitude of concrete that had been removed from the site and then the decision to keep a good bit and to crush it for a strong footing for the new use.

The Planning Commission expressed their approval of the Plan as it has developed and to encourage the applicant to continue with the project.

MOTION: To recommend Preliminary Plan Approval of the Keystone Community Alliance clean-up of a brown field and the concept of a condominium of office/warehouse units.

ACTION: Laudenslager/Diehl (6-0).

6. There were no Committee Reports.

7. The floor was Opened for Public Comment. There was none.

8. MOTION: To adjourn the meeting at 8:11 PM.

ACTION: Spiegel/Diehl (6-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary