

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

MEMBERS IN ATTENDANCE

Dean K. Diehl, Jr.
Robert B. Little
James J. O'Brien, Chairman
Nancy Boothe Higgins
Jeffrey A. Laudenslager
Michael P. McKie
Philip A. Yocum, Alternate

TOWNSHIP OFFICIALS

Richard J. Craig, Township Engineer
Dr. Robert White, Supervisor
Patricia McIlvaine, Supervisor
Sharon Lynn, Township Manager

1. The meeting was Called to Order at 7:00 pm by James L. O'Brien, Chairman, with THE PLEDGE OF ALLEGIANCE TO THE FLAG.
2. Philip Yocum was appointed voting member of the Commission for the meeting, in the absence of Paul Spiegel.
3. The Floor was Opened for Public Comment. There was none.
4. MINUTES

MOTION: To accept the Minutes of 6/21/2005 as submitted.
ACTION: Diehl/ McKie (7-0).

5. Final Land Development Plan for two 24,000 sq ft. office buildings for DiRocco Brothers located at 838 Lincoln Avenue.

Richard J. DiRocco, Joseph J. DiRocco, and Charles Jackson, Yerkes Associates Inc. were present for the Plan.

This plan was approved eight years ago and time has expired. With a new application there are changes to the stormwater provisions.

MOTION: To recommend approval of the new Final Land Development for DiRocco Brothers.

ACTION: Little/Laudenslager (7-0).

6. Final Land Development Plan for a 5,600 sq. ft. building addition for Cephalon, Inc. located at 201 Brandywine Parkway.

Anthony Kley was present for the plan.

The changes in the Plan are with the Mechanical room and a new nitrogen tank. Parking is adequate.

MOTION: To recommend approval of the Plan for a building addition for Cephalon, Inc.

ACTION: Diehl/Little (7-0)

7. Continued discussion of proposed changes to the Zoning Ordinance, Ch. 84 regarding a new single family attached dwelling overlay district.

A plan proposed for these changes was not available.

MOTION: To Table the Discussion until which time the plan is available.

Discussion of the Broadbelt site was continued. Clustering can allow 8.5 units per acre. Trees to be removed only at flat areas. Overlay use precludes slopes. The two properties need to be looked at as one property. Zoning ordinances would be changed to R-3A which would make any such overlays available only through the Conditional Use process. The area where Margarita's stands would eliminate Commercial Use in this zone.

MOTION: To recommend use of the Overlay for the Broadbelt Site but not for Margarita's.

ACTION: McKie/Laudenslager (7-0).

Discussion of considerations for expansion of Coopersmith Park continued.

MOTION: To recommend walking the site where the restaurant meets Coopersmith Park some time in the last two weeks of September.

ACTION: Little/Higgins (7-0).

8. Discussion of proposed changes to the Zoning Ordinance, Chapter 84, various sections to allow outdoor dining, allow noncommercial athletic courts, and define convenience store and pharmacy/drug store. Safety barriers may be needed for outdoor dining located too close to the cartway. Crowdaddy's serves beverages and provides no music. A convenience store definition and sizes for signs, parking and circulation changes are needed. There is now a need for a drive-by window for some pharmacies and possibility other facilities

There is a need to remove Auto Repair and Used Car Dealers from C-5 and place them in the I-2 or I-3 Zones.

An acre is to be required for tennis courts, basketball courts, and pools in back yards.

MOTION: To recommend approval of changes to Zoning allowing outdoor dining, parking and circulation for drive-through ,service and changes to auto repair and used car dealers.

ACTION: Little/Laudenslager (7-0).

9. Discussion of proposed changes to the Zoning Map changing certain parcels from C-2 to C-1 for mini warehouse storage . A recommendation for sidewalks was added to specific spots along Paoli Pike between Garfield Drive and the Shopping Center.

MOTION: To recommend Change of C-2 to C-1 and to provide side walks at specific spots along Paoli Pike.

ACTION: Laudenslager/Little (6-1). Higgins voting Nay. She is not against sidewalks, but would prefer "allowing" them not requiring them.

10. Discussion of proposed changes to the Zoning Ordinance, Chapter 84, Sections 84-8, 8-12 , 84-14.1 and 84-57.6 regarding Country House Estates and a flexible design option for the R-3 Zoning district.

August 10, 2005 has been set for a Zoning meeting for the Jerrehian Estate.

There were discussions about how much acreage is needed for the mansion and the sunken gardens. Also when the matter is settled, to craft an ordinance which designates open space into perpetuity.

Robin Murlless had several questions about Open Space.

MOTION: To change acreage for the Mansion and Gardens to 25-30 acres.
ACTION: Diehl/Laudenslager (6-1). Higgins voting Nay.

MOTION: To recommend a Flexible Design Option for R-3
ACTION: Diehl /Little (7-0).

11. There were no Committee Reports.

12. The Floor was opened for Public Comment. There was none.

13. MOTION: To Adjourn the meeting at 9:00 PM.
ACTION: Little/Diehl (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary