

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
JULY 17, 2007**

Planning Commission – Dean K. Diehl, Paul Spiegel, Nancy B. Higgins, Jeffrey A. Laudenslager, Jim O'Brien, Salvatore Triolo, Michael McKie

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer, Diane E. Clayton, Asst. Zoning Officer (Recording Secretary)

Chairman, Dean Diehl, called a stated meeting of the West Goshen Planning Commission to order at 7:02 p.m. on Tuesday, July 17, 2007, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. There being none, the Chairman called for approval of the Minutes from the June 19, 2007 meeting. On motion made by Paul Spiegel and seconded by Jeffrey Laudenslager, the minutes were approved unanimously.

Final Plan Reviews:

**Paoli Pike – Self Storage**

Location: 815-821 Paoli Pike

Represented by: Brian & Ellen McFadden

The applicant plans to merge four adjacent lots into one lot totaling 2.55 acres. The site is located in the C-2 Commercial Shopping Center District, and is served by public sewer and water. Three existing structures on the site are to be removed. The land development plan depicts the construction of a 23,400 square foot self-storage facility in five structures consisting of three (2-story) storage buildings, one (1-story) storage building, and one (1,000 SF) office building. A 5-foot wide sidewalk is to be installed along the portion of the property fronting Paoli Pike, which will be maintained by the property owner. A question was raised by the Board in regard to adequate buffering from light emanating from the site. Mr. McFadden responded that there is an existing 6 ft. wooden fence on the left side of the property, of which no light emanates. In addition a landscaped buffer is planned for the northern and southern portions of the site. Paul Spiegel questioned whether or not the radius for the driveway is designed to accommodate turn around traffic, to which Mr. McFadden responded affirmatively. A motion was made by Paul Spiegel and seconded by Salvatore Triolo that the plan be approved for recommendation to the Board of Supervisors as submitted. Motion carried unanimously.

**Turner Square**

Location: 849 Paoli Pike

Represented by: Ty Leineweber, Volmer Associates, Christopher B. Robbins, Michael Damico, Esquire

The site is currently developed with a 19,215 square foot retail building (formerly Franks Nursery) and associated parking. The land development plan proposes to replace the existing building with a 4,200 square foot bank in a single building. A 2,000 square foot restaurant with 600 square feet outside dining area, retail space totaling 16,000 square feet, and 6,320 square feet of office space will occupy a building behind the new bank. The increase of impervious surface for the site is 11,226 square feet. Stormwater management will be controlled by an underground detention facility. The 4.4-acre parcel is located on the north side of Paoli Pike and the east side of Turner Lane, and adjoins the West Goshen Shopping Center to the east. The site is located in the C-2 Commercial Shopping Center zoning district. Paul Spiegel inquired whether left turns onto Paoli Pike would be permitted. Richard Craig responded that only right

turns would be allowed. A motion was made by Jeffrey Laudenslager and seconded by Salvatore Triolo that the plan be recommended for approval to the Board of Supervisors. Motion carried unanimously.

Zoning Ordinance Text Amendment Review:

The proposed ordinance will amend Section 84-8 by deleting the definitions of "public amusement facility" and "public recreation facility" and replacing those definitions with a new definition for "public place of amusement or recreation", and specifying which zoning districts such use is permitted. A definition for the term "dog day care facility" will also be added to Section 84-8. Section 84-96 will be amended to allow a dog day care facility as a permitted use in the MPD – Multipurpose district. Discussion ensued as to the research involved in the actual ordinance. Mr. Craig stated that as to the dog day care facility, the Township zoning department had thoroughly looked into such uses, even venturing a trip to a local establishment. A motion was made by Salvatore Triolo and seconded by Nancy Higgins that the ordinance be recommended for approval to the Board of Supervisors with the inclusion of the following text: "All dogs must be kept inside the building which shall be sufficiently insulated so that no barking of dogs may be heard from outside of the facility." Motion carried 6:1, with Jim O'Brien abstaining.

Conditional Use Application Review:

Applicant: T-Mobile Northeast, LLC

The applicant proposes to construct a telecommunications facility, which will include a ninety-five (95') foot tall conduit insert to be attached to the existing PECO transmission tower, nine (9) antennas, and related radio equipment cabinets located at the base of the support structure. The property is located southwest of the intersection of Grubbs Mill Road and Grove Road. Mr. Craig explained that while the antennas meet our requirements for collocation, the conduit insert does not, as it is a separate structure. Paul Spiegel inquired as to whether or not the Township could make its requirements for wireless communications and collocations any more stringent, as it seems the Township bears the burden whenever a wireless carrier has a drop in service. Michael McKie agreed. Mr. Craig responded that the Township already has one of the more stringent requirements in place. A motion was made by Paul Spiegel and seconded by Nancy Higgins that the conditional use request in its present form not be recommended for approval to the Board of Supervisors, and that per our ordinance requirements the Board of Supervisors allow support members and not support structures. Motion was carried unanimously (6:0). Jim O'Brien was not present at the time of voting.

Committee Reports:

There were no reports presented.

Miscellaneous Business:

There being no further business, on motion by Jeffrey Laudenslager and seconded by Paul Spiegel the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Diane E. Clayton  
Recording Secretary