

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
DECEMBER 18, 2007**

Planning Commission – Dean K. Diehl, Paul Spiegel, Nancy Higgins, Jeffrey Laudenslager, Jim O'Brien, Sal 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 7:00 p.m. on Tuesday, December 18, 2007, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. The Chairman called for approval of the Minutes from the November 20, 2007 meeting. On motion made by Jeffrey Laudenslager and seconded by Nancy Higgins, the minutes were approved unanimously.

Final Plan Reviews:

American Helicopter Museum

Location: 1220 American Boulevard

Represented by: Sean Saunders, Executive Director, American Helicopter Museum

The land development plan is situated on the south side of American Boulevard west of Airport Road and involves the construction of a 2,400 square foot helicopter maintenance building on a 4.89-acre site. The project is located in the I-1 Campus Light Industrial zoning district. The proposed pole building will be fully detached and placed near the existing heliport pad. Paul Spiegel questioned whether the existing heliport pad would be used, to which Mr. Saunders replied it would be moved. Mr. Saunders announced to the Board that the Museum attendance to date has been over 35,000 visitors, making the Helicopter Museum one of the largest attractions in the region. A motion was made by Nancy Higgins and seconded by Paul Spiegel that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried 6:0

Conditional Use :

Subject: Athletic Fields And Parking Lots For Henderson High School

Represented by: Anthony Verwey, Esquire, Chris Jenson & Keith Lieberman, CMX Engineering

Pursuant to the West Goshen Code, Chapter 84 "Zoning", Section 84-74, conditional use approval is required for educational uses. The applicant, West Chester Area School District, proposes to consolidate seven parcels being tax parcels 52-5-3; 52-5-3.1; 52-5-4; 52-5A-86; 52-5E-4; 52-5E-5; and 52-5E-6. Mr. Jenson explained that the majority of the portion of the site proposed for development is currently paved for parking or under roof with existing vacant buildings which until recently were used for industrial purposes. The following buildings with parking currently comprise the site: an industrial warehouse (52-5-3), a private residence (52-5-3.1), a PennDot field operations/maintenance building with accessory structures (52-5E-4), and a commercial auto repair building (52-5E-6). The project proposes to demolish all of the above referenced structures and to develop the site with the following: a soccer field of natural turf located on the northeast corner of the intersection of Montgomery and Lincoln Avenues, tennis courts located on the southeast corner of the intersection of Montgomery and Lincoln Avenues, a building that would contain restrooms, associated parking areas and access drives on the perimeter of the development, and associated infrastructure improvements, including the construction of underground

systems to manage stormwater and utilities. Sal Triolo questioned the ingress and egress at the site, and whether there was adequate room for bus parking. Mr. Jenson stated the main use for the fields is for practice and that bus parking would occur across the street. Paul Spiegel asked whether or not there would be sidewalks at the site. Mr. Jenson responded that the school district wanted to limit pedestrian traffic therefore there would be no walkways. The issue of traffic at the site was raised with a suggestion that a traffic study be performed. Mr. Jenson stated that traffic-calming devices are proposed for the site, which have been approved by PennDot. Jim O'Brien asked why the plan depicts 24-foot aisle widths, rather than a 26-foot width. Mr. Jenson responded that the field had certain restraints. Mr. Verwey clarified by stating that during a 2003 land development for the school district, West Chester Borough requested a certain number of parking spaces, which have been depicted on this plan. Dean Diehl stated he felt the plan was a step in the right direction. Paul Spiegel declared his pleasure with the plan, adding however that as the school district is a client of his, he would abstain from the vote. Jeffrey Laudenslager asked whether a visit to the site would be in order. After some discussion the Chairman appointed Sal Triolo, Jim O'Brien, and Paul Spiegel as the committee to visit the site. A motion was made by Sal Triolo and seconded by Jim O'Brien that the Planning Commission table a decision on the conditional use until their next meeting, when it was hoped that the representative for the school district would be in attendance. Motion carried 6:0, with Paul Spiegel abstaining.

Committee Reports:

Sal Triolo reported that the Nominating Committee had determined that it was not necessary to nominate new officers as the previous year the committee had approved two-year terms. A motion was made by Jeff Laudenslager and seconded by Sal Triolo to reappoint Dean Diehl as Chairman and Paul Spiegel as Vice Chairman for the ensuing year. Motion carried unanimously 7:0.

Miscellaneous:

Dr. White announced that Nancy Higgins would be remaining on the Planning Commission in the capacity of alternate.

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

Respectfully submitted,

Diane E. Clayton
Recording Secretary