

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
FEBRUARY 19, 2008**

Planning Commission – Dean K. Diehl, Jeffrey A. Laudenslager, Sal Triolo, Carrie Martin, Michael McKee, Robert Holland

Supervisor – Dr. Robert White

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

A stated meeting of the West Goshen Planning Commission was held on Tuesday, February 19, 2008 at the West Goshen Township Administration Building. Prior to opening the meeting, the Planning Commission members acknowledged the passing of Helen B. Meakim, wife of Edward G. Meakim, Township Supervisor, and expressed their condolences to the family. Chairman, Dean Diehl, then called the meeting to order at 7:00 p.m.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. There was none. Robert Holland was appointed a voting member for the evening. The Chairman called for approval of the Minutes from the January 15, 2008 meeting. On motion made by Jeffrey Laudenslager and seconded by Sal Triolo, the minutes were approved unanimously.

Final Plan Reviews:

Dash Enterprises  
Location: 312-439 Westtown Road  
Plan Represented by: Craig Scott  
Dave Gibbons – D.L. Howell & Associates

The plan proposes to construct a 24,000 square foot commercial structure and 121 parking spaces on a 3.93 acre tract. The site is within the "MPD" Multi Purpose Zoning District. The proposed use (an auto dealership) requires conditional use approval, which was granted on January 23, 2008. A motion was made by Sal Triolo and seconded by Michael McKee that the plan be approved for recommendation to the Board of Supervisors as submitted. The motion was carried 6:0.

Conditional Use Application Review:

Applicant: Cricket Communications  
Location: 596 Snyder Avenue

The applicant proposes an extension to an existing lattice telecommunications tower from 120 feet to 140 feet in height. Per the township ordinance, all telecommunications applications require conditional use approval. Mr. Craig explained that the existing tower had received previous approvals for conditional use on January 24, 2001, and land development on March 28, 2001, with the expectation that an extension would be added at a later date up to 150 feet. A motion was made by Jeffrey Laudenslager and seconded by Michael McKee that the proposed conditional use application be recommended for approval to the Board of Supervisors for this use. The motion was carried 6:0.

### Conditional Use Application Review:

Applicant: Cricket Communications  
Location: 1201 Boot Road

The site contains two existing water tanks with mounted cellular antennas and related ground equipment. The applicant proposes the collocation of several telecommunications antennas on the existing water tanks with related ground equipment. A question was raised as to a limit on the amount of antennas which may collocate. Mr. Craig responded there is no limit, and that by collocating on such a massive structure, there are no structural issues involved. A motion was made by Sal Triolo and seconded by Michael McKee that the proposed conditional use application be recommended for approval to the Board of Supervisors as called for. The motion was carried 6:0.

### Zoning Ordinance Text Amendment/ Map Change:

Subject: R-3B Flexible Design Conservation Overlay District

The anticipated text amendment would rezone the properties bordering Pottstown Pike, Phoenixville Pike, and the Route 322 Bypass (collectively known as the Jerrehian property) to a new R-3B Flexible Design Conservation Overlay District which would permit the residential development of the property into lots with single family detached dwellings, semi detached dwellings and single family attached dwellings in a cluster development with a minimum of 40% of the Gross Development Tract Area to be maintained as open space or greenway lands. The question was raised that as the property in question is currently under a conditional use for a flexible design option, suppose a different developer were to come in? Dr. White responded by stating that the new developer would be required to begin the conditional use process again, with the R-3B Flexible Design guidelines. Robert Holland stated that he felt it was advisable to memorialize the type of development in an ordinance, further clarifying that in so doing it resolves many issues that may occur further down the line. A motion was made by Jeffrey Laudenslager and seconded by Robert Holland that the proposed ordinance change be recommended for approval to the Board of Supervisors. The motion was carried 5:1, with Sal Triolo in opposition.

### Committee Reports:

There were no reports presented.

### Miscellaneous Business:

Dean Diehl recognized Kiera McNicholas, 11 Patrick Avenue, who had submitted a letter to the Planning Commission. Ms. McNicholas' letter went on to state that as part of her Girl Scout Silver Award she was required to aid in making improvements in her community. The issue of pedestrian and bicycle safety was one that had a definite impact on herself and her family. Ms. McNicholas pointed out examples such as the north side of Paoli Pike from the light at the West Goshen Shopping Center to Pep Boys; as well as the stretch where cars turn off of Garfield Avenue onto Paoli Pike/Gay Street where pedestrian safety could be facilitated by the installation of a sidewalk system or connecting bike paths. Dean Diehl stated that he had walked the area in question and agreed that there is a definite concern. He recommended to the Planning Commission the possibility of suggesting to the Board of Supervisors that sidewalks be put in. Jeffrey Laudenslager stated that he would like to walk the area in question prior to making any recommendation. The Board thanked Ms. McNicholas for her conscientiousness toward community safety.

There being no further business, on motion by Jeffrey Laudenslager and seconded by Sal Triolo, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Diane E. Clayton  
Recording Secretary