

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
MARCH 18, 2008**

Planning Commission – Dean K. Diehl, Jeffrey A. Laudenslager, Sal Triolo, Jim O'Brien, Carrie Martin, Robert Holland

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, March 18, 2008, at the West Goshen Township Administration Building

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 February 19, 2008 meeting. On motion made by Jeffrey Laudenslager and seconded by Carrie Martin, the minutes were approved unanimously.

Final Plan Reviews:

CMC Ten–O-Three

Location: 1003 West Chester Pike

Plan Represented by: Michael P. Thiel

The plan proposes to consolidate 4 lots and to construct a 5,886 square foot retail/warehouse addition. The plan was before the board on October 16, 2007 for an initial review at which time a traffic study was requested. The traffic study proved there was an adequate radius for tractor trailer movement. Jeffrey Laudenslager questioned if there would be evergreen screening to which Mr. Craig responded that there is screening existing, however the applicant will also erect a 6 foot high fence between the commercial and abutting residential properties. A recommendation was made by Jim O'Brien and seconded by Sal Triolo that the plan be approved by the Board of Supervisors as submitted. The motion carried unanimously 6:0.

Henderson High School – Parking & Athletic Facilities Improvements

Location: 101, 401, 501, 505 Montgomery Avenue &

790 Lincoln Avenue

Represented by: Mark Groves, Capital Program Manager, WCASD

Chris Jenson, CMX Engineering

This plan was presented for initial submission January 15, 2008, and for Conditional Use consideration on December 18, 2007 and January 15, 2008. Additionally the plan received a variance from the Zoning Hearing Board on January 24, 2008 to allow a 24 foot aisle width. The plan proposes to combine several lots in order to develop the site with athletic fields 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, and a building that would contain restrooms with associated parking areas and access drives. Mr. Craig stated that the plan provided for multiple underground and bio-retention basins as a means of stormwater management on a site that previously had no such safeguards. Dean Diehl questioned whether or not alternative parking arrangements were considered for the site. Mr. Groves responded that parking garages were discussed, however due to safety conditions, financial concerns, and visual impact they were abandoned. A motion was made by Jeffrey Laudenslager

and seconded by Sal Triolo that the plan be recommended for approval to the Board of Supervisors as submitted. The motion was carried 5:0, with Carrie Martin abstaining.

Initial Submissions:

ANRO, Inc.
Location: 931 South Matlack Street
Represented by: Steve Sausalein, E.B. Walsh & Associates
Jerry Fiore & Jim Spinelli of ANRO

The proposed plan is for a 9,000 square foot addition to an existing building located in the I-2 Zoning District, formerly occupied by Electronics Boutique. Jerry Fiore of Anro explained that the proposed addition would be to the bottom lobby entrance with the inclusion of an elevator. Dean Diehl asked how many employees will be working at this site, to which Mr. Spinelli responded that there could be from 180 to 200 people. He further explained that the work is carried out in shifts; therefore the workers arrivals and departures will be staggered.

Committee Reports:

Jeffrey Laudenslager stated that he walked the area by the Domestic Violence Center following concerns brought up by Kiera McNicholas, 11 Patrick Avenue, at our previous meeting. Mr. Laudenslager stated that he felt the installation of a sidewalk system or connecting bike paths along portions of Paoli Pike was an excellent idea. A motion was made by Jim O'Brien and seconded by Robert Holland that the Planning Commission formerly recommend to the Board of Supervisors that they look into available land grants for the purpose of sidewalks and bike paths. Motion was carried unanimously 6:0.

There being no further business, on motion by Jim O'Brien and seconded by Robert Holland, the meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary