

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
OCTOBER 21, 2008**

Planning Commission – Dean K. Diehl, Paul Spiegel, Jeffrey Laudenslager, Jim O'Brien, Sal Triolo, Michael McKie, Carrie Martin, Robert Holland, Monica Drewniansy

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, October 21, 2008, 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 September 16, 2008 meeting. On motion made by Robert Holland and seconded by Carrie Martin, the minutes were approved unanimously 8:0. (Paul Spiegel was not present for the vote.)

Conditional Use:

Metro PCS

Location: 1201 West Chester Pike

The applicant proposes to attach telecommunication antennas to an existing water tank, where existing antennae are currently located. Related radio equipment will be installed within the existing ground compound. Mr. Craig explained to the Board that the proposed use is consistent with the intent of the Ordinance especially in encouraging collocation on existing sites. A motion was made by Robert Holland and seconded by Michael McKie that the conditional use request be recommended for approval to the Board of Supervisors. Motion carried unanimously 9:0.

Conditional Use:

Jerrehian – A PA General Partnership

Location: Northwest corner of the Route 322 Bypass and Phoenixville Pike
Represented by: Louis J. Colagrecio, Esquire; Ray Growkowski

The proposed conditional use discussion was continued from the previous Planning Commission meeting held on September 16, 2008. Ray Growkowski restated that the plan presented is designed in accordance with the townships proposed ordinance for the R-3B Overlay District, which requires conditional use approval. He further explained that based on the new ordinance the current R-3 zoning option would be eliminated in favor of a cluster development. Paul Spiegel inquired as to the breakdown of the types of homes to be considered. Mr. Growkowski stated there would be two sections of single family detached housing, one section having 28 homes and the other with 151 homes. Additionally there will be 48 townhouse style dwellings, and 371 age restricted dwelling units, for a total of 598 proposed housing units. Dr. White announced that he and Rick Craig had met with Monica Drewniansy and Carrie Martin to discuss the proposed plan (correction: also Robert Holland). Items under discussion were cul-de-sacs with rain gardens, additional parking areas within the complex, and the elimination of lot #109 in favor of a playground or tot lot. Mr. Growkowski stated he could not foresee a problem with the suggestions, as long as he was able to relocate lot #109. A motion was made by Carrie Martin and seconded by Jim O'Brien that the Planning Commission recommend approval of the conditional use

request to develop the property pursuant to the proposed R-3B Overlay Ordinance, and that consideration be given to their suggestions for the plan, realizing that the plan presented is a sketch plan and subject to change. Motion carried unanimously 9:0.

Committee Reports:

There were no reports presented.

There being no further business, on motion by Paul Spiegel and seconded by Jeffrey Laudenslager the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary