

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
DECEMBER 16, 2008**

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

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer

Chairman, Dean Diehl, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, December 16, 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 November 18, 2008 meeting. On motion made by Jim O'Brien and seconded by Carrie Martin, the minutes were approved unanimously, as corrected 8:0.

Final Plan Reviews:

**Howard Business Park Associates**

Location: 315-317 Westtown Road

Represented by: Andrew Eberwein, P.E.

The land development is situated on the east side of Westtown Road, south of the intersection with Union Street, and involves the construction of a parking lot with 95 spaces and stormwater basin relocation sited on an 8.37 acre parcel, zoned I-2 Light Industrial. A motion was made by Jeffrey Laudenslager and seconded by Robert Holland that the plan be approved for recommendation to the Board of Supervisors as submitted. The motion was carried unanimously 8:0.

Conditional Use:

**Metro PCS**

Location: 825 Paoli Pike

The applicant proposes to attach telecommunication antennas to an existing lattice tower, and install related radio equipment within the existing ground compound. Mr. Craig explained to the Board that the requested changes to the foundation design for this 200 ft. monopole tower have exceeded capacity. A discussion took place to determine how changes would be made to improve the foundation and whether or not the tower is maxed out. Dave Yezuita, 501 Story Road, asked Rick who has the responsibility for the safety of the tower to which Mr. Craig responded that the owner of the tower was directly responsible for the tower and for ensuring all lessees adhere to the regulations of the township. Usually, the newest cellular company performs the improvements as a prerequisite for gaining access to the tower. A motion was

made by Robert Holland and seconded by Paul Spiegel that the conditional use request be recommended for approval to the Board of Supervisors contingent on the provider making all foundation improvements and providing the design to the township for its approval. The motion was carried unanimously 8:0.

Conditional Use:

**Metro PCS**

Location: 919 Camaro Run

The applicant proposes the collocation of a telecommunications facility on the property consisting of the attachment of six (6) antennas to the existing 120 foot monopole at a height of 97' (centerline). Related radio equipment is proposed to be placed at the base of the tower within the existing fenced compound on top of a 10'x16' concrete pad. Following a brief discussion, a motion was made by Jeffrey Laudenslager and seconded by Sal Triolo that the conditional use request be recommended for approval to the Board of Supervisors. The motion was carried unanimously 8:0.

Committee Reports:

Jim O'Brien, reporting for the Nominating Committee, made the following recommendations:

Chairman	Paul Spiegel
Vice Chairman	Jeffrey Laudenslager
Secretary	Diane E. Clayton

A motion was made by Jim O'Brien and seconded by Robert Holland to accept the nominations as presented, with the position of Secretary being confirmed in January's meeting. The motion was carried unanimously 8:0.

Public Comment:

Stormwater management concerns regarding the proposed Jerrehian development were brought up by two representatives of the Smart Growth Alliance. They were concerned that all controls would only be placed "downstream" where the old dam exists. Paul Spiegel stated that the plans have not been submitted yet and will be reviewed at the proper time to ensure water quality is not adversely affected anywhere within the development.

There being no further business, on motion by Paul Spiegel and seconded by Robert Holland the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Michael McKie  
Secretary Pro Tem