

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 21, 2009**

Planning Commission – Paul Spiegel, Jim O'Brien, Sal Triolo, Dean Diehl, Monica Drewniany, and Robert Holland

Supervisor – Dr. Robert White

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

Chairman, Paul Spiegel, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, April 21, 2009, 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 February 17, 2009 meeting. On motion made by Dean Diehl and seconded by Sal Triolo, the minutes were approved unanimously, 6:0.

Initial Submission:

Dash Enterprises

Location: 716 E. Union Street

The proposed subdivision is for the consolidation of two lots for use as an automobile storage lot. Plan also proposes to renovate an existing 2,400 square foot garage for use in prepping automobiles prior to purchase.

Hickman Land Development

Location: 352 Snyder Avenue

Represented by: Peter Cokonis, P.E.

The land development plan presented is for the construction of one 3200 square foot garage and another 2048 square foot garage for storage of vehicles used in the Hickman septic cleaning business. The 2048 square foot garage is a partially constructed structure currently existing on the premises.

R E Michel

Location: 322 Westtown Road

The proposed land development is for the demolition of an existing 6,493 square foot building and associated parking and driveway, to be replaced by a new 14,542 square foot building with associated parking and driveway. Parking for the facility is proposed in front of the building.

Unit 11- Greenhill Corporate Park

Location: 1171 McDermott Drive

Unit 11 is part of a previously approved condominium plan for the site. The plan proposes a 34,480 square foot office building for the Drury Group, Inc.

Conditional Use Application Review:

Applicant: West Chester University

Location: 2 East Rosedale – E.O. Bull Center

Represented by: Brian Nagle, Esquire; Dee Giordano; Hal Dean; Mark Mitman – West Chester University

The current use at the site is educational. West Chester University is proposing an extension of the educational use with the erection of a 10,000 square foot addition to the existing building. The purpose of the addition is to allow for the consolidation of the Theater of Performing Arts. An addition on Rosedale will house gallery space, whereas the northeast corner of the site will have an outdoor courtyard. Underground stormwater is proposed. The building currently is an existing non conforming building and the proposed addition will not increase the nonconformity. Variance relief has been requested from the West Goshen Zoning Hearing Board for setbacks on Rosedale Avenue, a slight encroachment for the location of the dumpster, and parking. When asked about the placement of additional parking for the site, Hal Dean explained that parking is provided for in the southeast corner of the overall site, being West Chester University. A motion was made by Sal Triolo and seconded by Dean Diehl that the conditional use be recommended for approval to the Board pending variance approval. Motion carried unanimously, 6:0.

Applicant: AT&T Mobility Communications, Inc.

Location: An existing pole located in the PECO right-of-way across from Wayne Moving & Storage adjacent to Route 202 on North Five Points Road

Represented by: Mark D. Hipp, Esquire; Jim Berres, AT&T

Mr. Hipp explained that the applicant is proposing to simply remove 2 existing panel antennas and replace them with 3 improved antennas with higher capability and related coax cables. This will allow for increased data capability. A motion was made by Robert Holland and seconded by Monica Drewniany that the conditional use be recommended for approval to the Board. Motion carried unanimously, 6:0.

Applicant: Cricket Communications, Inc.

Location: 1198 Grove Road

Represented by: Meagan King, Esquire; Thomas Malavasi, P.E.; Anthony DiZebba, PECO

The application is for the proposed collocation of wireless telecommunications antennas on an existing PECO power tower with related radio equipment on the ground. Telecommunications antenna for T-Mobile with related radio equipment currently exists on the site with prior approval. Mr. Malavasi stated that the height of the power tower is at 89 feet. The antennas are to be located 6 feet above the tower. The proposed equipment cabinet will be within a 10x20 fenced enclosure on a 4x8 slab platform. This enclosure will be smaller than the current equipment cabinet maintained by T-Mobile. A motion was made by Monica Drewniany and seconded by Sal Triolo that the conditional use application be recommended for approval to the Board of Supervisors. Motion carried unanimously 6:0.

Applicant: West Chester Area School District

Location: 1125 Pottstown Pike (Henderson North Athletic Fields)

The applicant proposes an amendment to previous conditional use approval for use of the fields granted on December 15, 2004. The previous approval allowed for the use of the four athletic fields by school students only. West Chester Area School District seeks permission to be able to lease the fields to West Goshen Township for use by private entities such as Little Leagues when they are not reserved for school teams. A motion was made by Dean Diehl and seconded by Monica Drewniany the conditional use request be recommended for approval with the condition that previous conditional use lighting requirements remain in place (dawn to dusk). Motion carried unanimously 6:0.

Committee Reports:

There were no reports presented.

Miscellaneous Business:

Chairman, Paul Spiegel, announced his resignation from the Planning Commission, as he and his wife would be moving out of the Township. Jeffrey Laudenslager will assume the position of Chairman.

There being no further business, on motion by Dean Diehl and seconded by Monica Drewniany the meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary