

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
August 22, 2001**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Robert S. White, at 4:01 p.m. on Wednesday, August 22, 2001, at the West Goshen Township Administration Building. All members were present. Dr. White opened the meeting with the Pledge of Allegiance to the Flag.

Dr. White opened the floor for public comment. No public comments were made.

Dr. White announced that the Planning Commission has recommended two ordinance changes. The first recommendation is for a camouflage resolution for cellular towers. The second is the possibility of setting a 100-foot buffer zone between residences and wetlands.

Mrs. Evelyn Baker, 900 Sheridan Drive, cautioned the Board to be careful about the definition of wetlands.

Dr. White stated that the Board will use FEMA guidelines and soils to define wetlands.

Nancy D. Rodgers, Zoning Officer, announced she has received two applications that will be presented to the Zoning Hearing Board on September 13, 2001.

On motion by Mr. Meakim, seconded by Mr. Little, the Board unanimously approved the bills to be paid from the General Fund, the Sewer Fund, the Capital Reserve Fund, and the Waste and Recycling Fund.

On motion by Mr. Little, seconded by Mr. Meakim, the Board unanimously approved the Final Land Development Plan for a 13,000 Square Foot Church Expansion for Christ Community Church located at 1190 Phoenixville Pike. Mr. Victor Abdala and Mr. Andy Wright were present to represent the plan.

On motion by Dr. White, seconded by Mr. Little, the Board unanimously approved the Final Subdivision Plan for a 2-lot residential subdivision for CMR Development Corporation located on Karen Lane near its intersection with Greenhill Road.

On motion by Mr. Little, seconded by Mr. Meakim, the Board unanimously approved the Final Land Development Plan for a 10,000 Square Foot Lease Line Change for Mauger and Company, Inc. located at 300 Lawrence Drive. Mr. Matthew Reaney was present to represent the plan.

Prior to the Board of Supervisors considering the possible approval of a Final Subdivision Plan for a 7-lot residential subdivision for Mark E. and Elizabeth C. Beaugard located at 800 North New Street, Mr. Richard J. Craig, Township Engineer, explained that the original plan for this subdivision showed a pond on the property being split 50-50 between two lots. This was a concern for the West Goshen Township Planning Commission. The plan was revised so that the bulk of the pond is now on Lot 1 with an easement on Lot 1 for the maintenance of the pond. Mr. Craig also stated the Planning Commission felt the wetlands delineation required further study.

Mr. Matthew Reaney, who was present to represent the plan, disputed there is a wetlands problem and stated another study is not necessary.

On motion by Mr. Little, seconded by Mr. Meakim, the Board unanimously approved the Final Subdivision Plan for a 7-lot residential subdivision for Mark E. and Elizabeth C. Beaugard located at 800 North New Street.

Prior to the Board of Supervisors considering the possible approval of a Final Subdivision Plan for a 3-lot residential subdivision for David S. Kahn located at 125 Greenhill Road, Dr. White recused himself. Dr. White has been involved in discussions with Mr. Kahn about sewer issues related to this property.

Mr. Craig stated that the West Goshen Township Planning Commission has concerns about the sight distance for the proposed driveway on this property. Mr. Craig said the cutting back of the bank of the property improved the sight distance from 112 feet to 235 feet and he added that PennDOT Publication 201 requires a minimum sight distance of 299 feet at this location.

Mr. Kahn, who was present to represent the plan, stated that PennDOT had issued a permit for the installation of this driveway and that the road is a State road, not a Township road.

Mr. Craig explained that Ordinance Section 72-18C(17)b states that the Township must also issue a Highway Occupancy Permit for driveways in addition to the PennDOT Highway Occupancy Permit. Mr. Craig said if the Township denies a permit, the PennDOT permit is deemed to be denied and that Ordinance 72-27C which specifies the required Clear Sight Triangles and Minimum Sight Distances is applicable to this driveway.

Mr. Craig said the Planning Commission wanted a sight distance study of the area done and had asked Mr. Kahn to provide a time extension for the plan in order to provide the time needed to have this accomplished. Mr. Craig stated that after Mr. Kahn refused to do this, the Planning Commission denied approval for the plan.

Mr. Kahn presented a chart showing that 230 feet was the needed sight distance at the location for a vehicle traveling at 30 miles per hour and stated he has 235 feet now. He also stated there is warning signage for motorists to slow to 20 miles per hour at that location.

Mr. Craig explained that the 20 miles per hour warning is not enforceable and that the posted speed in the area is 35 miles per hour, not 30 miles per hour, which would require a sight distance of 299 feet.

Mr. Kahn presented a letter from Mr. Craig, which Mr. Kahn said stated all requirements had been met.

Mr. Craig explained that he was stating he thought all items were satisfactorily addressed, but he can only make recommendations to the Planning Commission and Board of Supervisors because the Board of Supervisors has the final say on the approval of a plan.

Mr. Little asked Mr. Kahn if he would agree to an extension for the plan so the traffic study could be done, and Mr. Kahn said he would not. Dr. White said the Board would have no choice but to deny the plan if Mr. Kahn refused to allow more time to do the study.

On motion by Mr. Meakim, seconded by Mr. Little, with Dr. White recusing himself, Mr. Meakim and Mr. Little unanimously denied the Final Subdivision Plan for a 3-lot residential subdivision for David S. Kahn located at 125 Greenhill Road.

Prior to the Board of Supervisors considering the possible approval of a Final Land Development Plan for a 65,200 Square Foot Flex Building for Andrews Bridge Associates located at 1075 Andrew Drive, Mr. Craig stated that Mr. Christopher Knauer, who was present to represent the plan, has agreed to provide \$5,000 for the guide rail improvements in the area of Phoenixville Pike and Andrew Drive in addition to the contribution of \$25,000 toward the installation of a traffic signal at Phoenixville Pike and Andrew Drive for Lot #13.

On motion by Mr. Little, seconded by Mr. Meakim, the Board unanimously approved the Final Land Development Plan for a 65,200 square Foot Flex Building for Andrews Bridge Associates located at 1075 Andrew Drive.

Dr. White opened the floor for public comment. No comments were made.

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There being no further business, on motion by Mr. Little, seconded by Mr. Meakim, the meeting was adjourned at 4:24 p.m.

Respectfully submitted,

Sandra K. Turley
Assistant Township Secretary