

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
September 22, 2004**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Patricia B. McIlvaine at 4:04 p.m. on Wednesday, September 22, 2004, at the West Goshen Township Administration Building. All members were present. Ms. McIlvaine opened the meeting with the Pledge of Allegiance to the Flag.

Ms. McIlvaine opened the floor for public comment.

Mrs. Evelyn Baker, 900 Sheridan Drive, said that she found the advertisement confusing for Supervisors Hearing S-08-04 which is to be heard at the conclusion of the Board of Supervisors meeting of this date. Ms. McIlvaine asked Mrs. Baker to provide her comments on the advertisement during Supervisors Hearing S-08-04.

Ms. McIlvaine announced that the Board had met in Executive Session on this date to discuss personnel matters.

Dr. White announced that Mr. Ray Sachs, Transportation Planner for the Chester County Planning Commission, and Mr. Fred Rothman representing the Chester County Bicycling Council had appeared before the West Goshen Township Planning Commission on September 21, 2004 to ask for West Goshen Township's endorsement of a proposed bicycle route along Section 100 of the Route 202 corridor.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously gave approval for the Township Manager, Sharon Lynn, to send a letter to the Chester County Planning Commission supporting the efforts for a proposed bicycle route during PennDOT's rehabilitation plan of Route 202.

Mrs. Baker asked if the proposed bicycle route would involve the taking of any private property and Dr. White replied that the bicycle route would be on the PennDOT right of way.

Mr. David Miller, a resident of Media, Pennsylvania, stated that he had just completed a trip on bicycle trails in western Pennsylvania and that it was a good experience.

Ms. Sharon Lynn, Township Manager, announced that the October 13, 2004, Board of Supervisors meeting is canceled. She said the next regular meeting of the Board will be on October 27, 2004 at 4:00 p.m.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, 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.

Prior to the consideration of Resolution 28-2004 establishing the 2005 Financial Requirements and the Minimum Municipal Obligations for all three pension plans, Dr. White said the amounts are high because of the losses incurred on investments in 2001 and 2002. He added that contributions in future years will be lower if investment returns are improved.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Resolution 28-2004, establishing the 2005 Financial Requirements and the Minimum Municipal Obligations for all three pension plans.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved Resolution 29-2004 setting the date of October 27, 2004, for a Public Hearing to consider the Intermunicipal Transfer of a Liquor License for Pat's Pizzeria, 1149 West Chester Pike.

Mrs. Baker asked how many liquor licenses are now held by owners on West Chester Pike and Dr. White replied that if Pat's Pizzeria is approved, it will be the fourth one. Mrs. Baker suggested that sobriety check

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points should be set up on West Chester Pike and Dr. White replied that checkpoints are currently conducted in the area.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 30-2004 authorizing the signing of a Five Year Winter Traffic Services Agreement with PennDOT.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved Resolution 31-2004 setting the date of October 27, 2004, for a Conditional Use Hearing for West Chester Area School District to allow an Educational Use in the R-3 District.

Mrs. Baker asked what West Chester Area School District was proposing in its application and Dr. White replied that the application is for the construction of ball fields at Pottstown Pike and Green Hill Road for use by Henderson High School students.

Ms. McIlvaine opened the floor for public comment. No comments were made.

There being no further business, on motion by Ms. McIlvaine, seconded by Mr. Meakim, the meeting was adjourned at 4:15 p.m.

Respectfully submitted,

Sharon Lynn
Township Manager

**West Goshen Township
Supervisor Hearing
September 22, 2004**

S-9-04

Supervisor Hearing S-9-04 was called to order by Chairman Patricia B. McIlvaine at 4:23 p.m. All members were present.

Ms. Kristen Camp, Esquire, was present to represent the Township. The hearing was for the consideration and possible approval of Ordinance 22-2004 amending the West Goshen Township Revised Zoning Ordinance of 1990, as amended, codified in Chapter 84 of the Code of the Township of West Goshen specifically Section 84-52, entitled "Sign Regulations", by establishing regulations governing billboard, banner, canopy, and real estate signs, providing for certain prohibited signs, adding definitions and amending Table 1, entitled, "Sign Specifications".

See Court Reporter's Transcript

Ms. Camp advised the Board that the advertisement for the hearing and ordinance listed only the I-1 District for permitting billboards. She stated that the I-2 District should have been included and advertised for permitting billboards. Ms. Camp asked the Board to continue the hearing to a future date with sufficient time to re-advertise the proposed ordinance correctly.

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On motion by Dr. White, seconded by Mr. Meakim. the Board unanimously approved continuing the hearing to a date certain of October 22, 2004 at 2:00 p.m.

The hearing adjourned at 4:25 p.m.

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S-8-04

Supervisor Hearing S-8-04 was called to order by Chairman Patricia B. McIlvaine at 4:26 p.m. All members were present.

Ms. Kristen Camp, Esquire, was present to represent the Township. The hearing was for the consideration and possible approval of Ordinance 21-2004 opting out of certain provisions of Act 93 of 2004 which amended Act 45 of 1999, otherwise known as the Pennsylvania Uniform Construction Code Act.

See Court Reporter's Transcript

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved Ordinance 21-2004 opting out of certain provisions of Act 93 of 2004 which amended Act 45 of 1999, otherwise known as the Pennsylvania Uniform Construction Code Act.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the hearing was closed at 4:36 p.m.

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S-10-04

Supervisor Hearing S-10-04 was called to order by Chairman Patricia B. McIlvaine at 4:37 p.m. All members were present.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. Mr. John Jaros, Esquire, was present to represent the applicant Westrum Land Development, LLC. The applicant is the equitable owner of a 36.2 acre tract of land adjacent to Ward Avenue and Five Points Road commonly known as the Terramics Property, which is presently zoned I-C Industrial-Commercial District. The applicant is seeking a Conditional Use to develop and construct on the property a residential active adult retirement community of single family dwellings of various types together with associated amenities. The proposed use is subject to Conditional Use approval by the Board pursuant to a proposed amendment to Section 84-41.A of the West Goshen Township Zoning Ordinance which was previously considered by the Board at a public hearing on July 28, 2004. The Board will not take action on applicant's conditional use application until it decides whether or not to amend the Zoning Ordinance.

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See Court Reporters Transcript

Mr. John Good, Esquire, stated that he was present to represent the following parties of interest: Brandywine Airport, Warehouse Associates (tenant Wayne Moving and Storage), Plas-tech Coatings, Inc. and Chiral Technologies, Inc.

After the partial completion of testimony and comments, on motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved continuing the hearing to a date certain of October 27, 2004 at 4:00 p.m.

The hearing was adjourned at 6:11 p.m.