

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

A special meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Patricia B. McIlvaine at 2:00 p.m. on Friday, October 22, 2004, at the West Goshen Township Administration Building. Dr. White was absent. Ms. McIlvaine opened the meeting with the Pledge of Allegiance to the Flag.

Ms. McIlvaine opened the floor for public comment.

Mr. Robert Messier, 1234 Phoenixville, said that the West Goshen Township website states that Board of Supervisors meetings are held on the 2nd and 4th Wednesday of each month. He asked what required a special meeting to be held. Ms. Sharon Lynn, Township Manager, replied that the Board is permitted to hold special meetings if they are advertised 24 hours in advance. She said that only one regular meeting was scheduled for the month of October, on October 27, 2004. Mr. Messier said that it is difficult for residents to attend afternoon meetings.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 32-2004 adopting the Comprehensive Plan for West Goshen Township.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 33-2004, establishing the 2005 Financial Requirements and the Minimum Municipal Obligations for all three pension plans.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved the 2004 Foreign Fire Relief Distribution Allocation Formula

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved Resolution 34-2004 setting the date of November 17, 2004 for a Public Hearing for Nextel Communications of the Mid-Atlantic, Inc. for Conditional Use in the MCX District for the purpose of permitting the development of a wireless telecommunications facility.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 35-2004 distributing funds received from the Commonwealth to the three Township pension plans.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 36-2004 recognizing Ms. Nancy D. Rodger's loyal and faithful service of 23 years to West Goshen Township.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 37-2004 recognizing Mr. Ralph Brown's loyal and faithful service of 25 years to West Goshen Township.

Ms. McIlvaine opened the floor for public comment.

Mrs. Evelyn Baker, 900 Sheridan Drive, said that she would like to express appreciation to Ms. Rodgers, Zoning Officer, and Mr. Brown, Fire Marshal, for their years of service to West Goshen Township. She stated that Ms. Rodgers and Mr. Brown had been unbiased in their enforcement of Township regulations in addition to being diplomatic in their dealings with the residents. She added that her husband, Mr. Bertsil Baker, was a member of the West Goshen Township Zoning Hearing Board and he was appreciative of Ms. Rodger's service as secretary of that organization.

Mr. Jim Aubert, owner of the building at 709 E. Gay Street, said that Mr. Lee Woodall, a former National Football League player, has proposed opening a fitness center in the building. He stated that the property is located in the C-5 zoning district which does not permit fitness centers. He introduced Mr. James McIntyre, a tenant in an adjacent building, who expressed no objection to the proposed fitness center. Ms. Lynn noted that the building was constructed less than two years ago and that the only exit from the property is onto Gay Street. Mr. Aubert said that he was seeking comments from the Board about the proposed use of the building and if a change

could be made to the code or a variance granted to permit the use Mr. Woodall is seeking. Mr. Meakim said the Board would have to take the proposal under advisement.

Mr. Woodall said that he had played for the San Francisco Forty-niners, the Carolina Panthers and the Denver Broncos in the National Football League, but that he attended college at West Chester University. He added that he remembers when the area was up and coming and not as populous as it is now. Mr. Woodall said that he wants to give back to the youth of the area through the charitable work of preparing them for the next step in their athletic careers. He stated that he will be part of the community of West Goshen Township and that he has met with the President of West Chester University to discuss using interns from the school to teach such things as nutrition. Mr. Woodall said he wanted his fitness center to be an "escape" because he feels workouts are supposed to be fun.

Ms. McIlvaine asked Mr. Woodall if he owned any other facilities and he replied that he owns facilities in Philadelphia. Mr. Woodall said that he understands the demographics of the area and would like to work with the wellness aspect of fitness. Ms. McIlvaine asked if students would be coming to the facility before school and Mr. Woodall replied that participants would have to be a certain age to belong to the center and that trainers would go to the students' facilities to work with them. He added that he would like to run shuttles to West Chester University.

Mrs. Baker asked if Mr. Aubert was asking for an exception or variance to the Zoning Code and Mr. Joseph E. Brion, Township Solicitor, replied that Mr. Aubert was presenting the information to the Board to see if the Board would support the proposal if an application were made.

Mr. Messier stated that he had sent a letter on September 29, 2004 to a Township official but had not received a reply. Mr. Richard J. Craig, Township Engineer, replied that a letter in response to Mr. Messier's letter was mailed on this date.

Mr. Meakim said that the Board would take under consideration Mr. Aubert's request for the fitness center use in the C-5 District.

Mr. Brion suggested that Mr. Aubert make an application to the West Goshen Township Zoning Hearing Board. He said that the Board of Supervisors can then advise the Zoning Hearing Board whether they oppose or support the application after considering all of the issues involved.

There being no further business, on motion by Ms. McIlvaine, seconded by Mr. Meakim, the meeting was adjourned at 2:21 p.m.

Respectfully submitted,

Sharon Lynn
Township Manager

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

S-9-04

The continuation of Supervisor Hearing S-9-04 was called to order by Chairman Patricia B. McIlvaine at 2:37 p.m. Dr. White was absent.

Mr. Joseph E. Brion, 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

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved 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".

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the hearing was adjourned at 2:54 p.m.