

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
OCTOBER 17, 2000**

MEMBERS IN ATTENDANCE

Robert B. Little
Dean K. Diehl, Jr.
Jeffrey Laudenslager, Chm.
Nancy B. Higgins
Michael P. Bannan

TOWNSHIP OFFICIALS

Kenneth E. Lawrence, Jr.
Richard Craig
Sharon Lynn

1. The meeting was Called to Order at 7:10 PM by Jeff Laudenslager with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Floor was Opened for Public Comment. There was none.

3. MINUTES

MOTION: To accept the MINUTES of 9/19/2000 as submitted.

ACTION: Little/Diehl (5-0).

4. Final Land Development Plan for 3 additions for a total of 21,7000 additional square feet for Keshet Israel Congregation located at 1000 Pottstown Pike.

The Ludgate Engineering Corporation was present for the Plan. Rich Lapow, Glen Lasgow, Michael Rosen and Richard Huntzinger were in attendance. The Plan was reviewed by the Planning Commission. There was a parking expansion and a second egress.

MOTION: To recommend approval of the Final Land Development Plan for 21,700 addition for Keshet Israel Congregation.

ACTION: Bannan/Little (5-0).

5. Final Land Development Plan for 2,700 sq. ft. new construction and 1300 sq. ft. renovation of existing building for a personal and professional office for J. Loew Property Management, Inc.

Denny Howell was present for the plan. Ken Lawrence presented the Drawings. The Plan has gone before the Zoning Hearing Board. Stormwater will be addressed with underground storage. The occupant will be a Beauty Salon and Spa which is moving out of West Chester Boro so that the building can be torn down for a highrise office building.

MOTION: To recommend approval of the Final Land Development Plan for J. Loew Property Management, Inc.

ACTION: Little/Diehl (5-0).

6. Final Land Development Plan for 5,500 sq. ft. new flex building and establishing lease lines in the new and existing building for O'Rourke & Sons.

Michael O'Rourke and Denny Eberwein were present for the plan.

The only question concerning the Drawings and the Plan was about "too much parking". It was noted that current trends use much more parking than our ordinances require.

MOTION: To recommend approval of the Final Land Development Plan for 5,500 sq. ft. new flex building and establishing new lease lines.

ACTION: Bannan/Little (5-0).

7. Initial Submissions:

A. 3-Lot residential subdivision located at 125 Greenhill Road for John B. Thompson and Marianne L. Thompson.

B. 600 sq. ft. storage building for West Chester Fire Training Center located at 351 SNyder Avenue.

8. There were no Committee Reports.

9. The Floor was Opened for Public Comment.

Denny Howell wished to present another Sketch Plan for Glen Gerber because the Planning Commission had not been impressed with 4 lots on one driveway on a steep sloped tract. The Hedgerow would be removed and the terrain shaved down to allow a sight distance along Sunset Hollow Road. The driveway of the new plan had been reconfigured and looked more like an octopus than the first. Dean Diehl was especially concerned about the Environmentally sensitive acreage having only one exit. Bob Little was particularly concerned about safety issues of room for Fire Engines, Ambulances and Police. The 350-360' driveways gave Mike Bannan pause. Bob Little recommended that the Chairman refer the Plan to the Residential Committee. It was agreed that a site walk would be planned for the next week.

10. MOTION: To adjourn the meeting at 7:45 PM.

ACTION: Diehl/Little (5-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary