

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
NOVEMBER 21, 2000**

MEMBERS IN ATTENDANCE

Robert B. Little
Dean K. Diehl, Jr.
Paul D. Spiegel, V. Chm.
Nancy B. Higgins
James J. O'Brien
Michael P. Bannan
Daniel S. Rafter, Alt.

TOWNSHIP OFFICIALS

Kenneth E. Lawrence, Jr.
Richard Craig
Dr. Robert S. White
Sharon Lynn

1. The meeting was Called to Order at 7:00 PM by Paul Spiegel, Vice Chairman with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. Daniel S. Rafter was introduced as the Planning Commission Alternate. He was appointed as a voting Commissioner for the evening meeting in the absence of Jeffrey Laudenslager.

3. The floor for open for public comment. There was none.

4. MINUTES

MOTION: To accept the Minutes of 10/17/2000 as submitted.

ACTION: Bannan/Little (7-0).

5. Final Land Development Plan for a 7,458 sq. ft. facility for Keystone Credit Union located at Lot 12A West Goshen Business Park. Christine S. Kimmel was present. Ken Lawrence presented the Plan which was complete and met all Township ordinances.

MOTION: To recommend approval of the Final Land Development Plan for the Keystone Credit Union.

ACTION: Little/Diehl (7-0).

6. Sketch Plan for 8 Residential Lots located at 1327 Ashbridge Road for Short Brothers. Tom Alloy, Contractor for Short Brothers, was present for the Plan. The tract is heavily wooded with a ridge line down the middle. Sewer and Water is available. A drainage basin will be placed on one of the lots. The Cul de Sac was drawn as 445' which length was questioned by Dean Diehl. An existing house exits on Ashbridge and is adjacent to several flag lots. The Transcontinental Pipeline borders the property on the Rt. 100 side of the tract.

7. Discussion of Senior Residential Apartments for Penrose Properties, Inc. Boot Road and Rt. 202. Mark Danley, Partner, Penrose Properties, made the presentation. The Drawing of the Site indicates 4.542 acres for an Elderly Housing Complex of 75 apartments with 36 parking spaces. Penrose Properties has built 5,000 Multi-Family Units in the Philadelphia Area. They have continued to own and manage these properties. The applicant indicated that in his experience only 1 in 4 renters would have a car. The Commission questioned persons 55+ not having an auto in this neighborhood. Mr. Danley thought Para-Transit would provide adequate transportation for non-drivers. The site would have offices for a Manager, a Physician and would have a part-time grounds keeper. He mentioned a connection with the West Chester Senior Center for monthly programs. A need for the fire department to access all four sides of the complex was mentioned.

MOTION: To recommend approval of the concept of the Use of the site with conditional use for zoning.
ACTION: Bannan/Little (7-0).

8. Discussion of Conditional Use application for construction of a new 130' lattice tower and wireless communications facility at 590 Snyder Avenue for Crown Atlantic Company/Nextel Communications. The applicant has agreed to go for 12 instead of 16 antennae at this time. The lattice tower would be adjacent to the monopole next to the site which is adjacent to the Sewage Treatment Plant. The antennae would transfer transmission from boxes on other poles. The neighbors are only concerned about real estate values. The site is zoned I-2.

MOTION: To recommend conditional Use of the Construction Plan for another 130' structure (lattice tower) at the Snyder Avenue site.

ACTION: Higgins/O'Brien (7-0).

9. Initial Submissions.

A. 130' lattice tower and wireless communication facility located at 590 Snyder Avenue for Crown Atlantic Company/Nextel Communications.

B. Co-location of 12 antennas on an existing 200 foot lattice tower located at 825 Paoli Pike for Metricom, Inc.

C. 76-residential lots on the Morrow farm at the southeast corner of Westtown Road and South Five Points Road for Wilkinson Builders. Rich Craig projected the Plan onto the wall and a reduced drawing was passed out for the Commission to review.

10. COMMITTEE REPORTS

Residential Committee Report for 250 Sunset Hollow Road. Jim O'Brien's Internet Mail rough draft was received along with his Site Analysis Report. The report does not recommend the use of a single common driveway and that the steep slopes and necessary excessive grade changes is a concern for the health, safety and welfare of the Community.

MOTION: To accept the Residential Committee's Report.

ACTION: Bannan/Little (7-0).

In response to Jim's request for Guidance from the Supervisors Dr. White recommended that the Planning Commission continue to review each plan on its own merits and to not follow any set policy concerning "Common Driveways" or any other considerations. The Planning Commission is not obligated to recommend that impossible properties be accepted.

11. The floor was opened for Public Comment. There was none.

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

ACTION: Little/Bannan (7:45).

Respectfully submitted,

Nancy Boothe Higgins
Secretary