

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
DECEMBER 19, 2000**

MEMBERS IN ATTENDANCE

Robert B. Little
Dean K. Diehl, Jr.
Paul D. Spiegel
Jeffrey Laudenslager, Chairman
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 for 12/19/2000 was Called to Order by Jeff Laudenslager at 7:04 PM with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Chairman Opened the Floor for public comment. There was none.

3. MINUTES

MOTION: To approve the MINUTES of 11/21/2000 as submitted.

ACTION: Little/Diehl (7-0).

4. Final Land Development Plan for a 184 sq. ft. addition to Pump Building for Philadelphia Suburban Water Company located at 900 Fern Hill Road.

Robert J. Germon from Philadelphia Suburban Water Co. and Christopher P. Luning of Riley, Riper, Hollin and Colagreco, Attorneys at Law, were present for the Plan. An entirely new tank replaced the old facility. The pump system has been upgraded. The Plan has now been through Zoning, has received a Building Permit and is good to go. There will be a stand-by generator at the slight. The new facility will use slightly less square feet.

MOTION: To recommend approval of the Final Land Development for a 184 sq. ft. addition to the Pump Building for Philadelphia Suburban Water Co.

ACTION: Bannan/Little (7-0).

5. Final Land Development Plan for Co-location of twelve Antennae on an existing 200 foot lattice tower for Metricom, Inc. located at 825 Paoli Pike.

Theresa R. Carrasco of Riley, Riper, Hollin & Colagreco was present for the Plan. The Antennae will be at the 150' level on a 200' Tower. Conditional Use has been granted. A small cabinet will be placed on a concrete pad. A discussion of low-band licenses from the FCC took place. The pole top boxes will be able to communicate to the tower and back.

MOTION: To recommend approval of the Final Land Development for twelve Antennae on an existing lattice tower for Metricom, Inc.

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

6. Final Land Development Plan for a 600 sq. ft. Storage Building for the West Chester Fire Training Center located at 351 Snyder Avenue.

Dale McClure appeared for the plan. The Building will be used for storage of ladders, hoses and compressed air. Confined Training involves manhole rescues. The Storm Water Management is adequate.

MOTION: To recommend approval of the Final Land Development for West Chester Fire Training Center.
ACTION: Bannan/Little (7-0).

7. Initial Submissions.

A. A 3800 sq. ft. Community Center located at 1100 West Chester Pike for Home Properties (Golf Club Apartments).

B. An 8045 sq. ft. Child Day Care Center located at Lot 12-B West Goshen Business Park for The Goddard School.

C. A 3 Flex Building Complex totaling 62,250 sq. ft. on the east side of Hagerty Blvd. for Construction and Design, Inc.

D. 20 Townhouse units located at the sw corner of the intersection of Fern Hill and Old Fern Hill Roads for Stancato/Abdala, LLC.

E. 66,240 sq. ft. Office Building located on Lots 3 & 4 West Goshen Business Park for Chester County Fund, Inc.

F. 26,587 sq. ft. Wholesale Plumbing and HVAC Supply Building located on 3.9058 acres at 887 Fern Hill Road and 904 Old Fern Hill Road for Unified Realty Company.

8. Committee Reports

Bob White asked Michael Bannan and James O'Brien if they were willing to return for another term as Planning Commissioners. They were both willing. Ken's Retirement Luncheon was discussed and a little unprogrammed "roast" took place about his 13.5 years as Township Engineer.

Bob Little mentioned that we had not appointed a nominating committee for next year's officers.

MOTION: To recommend that the Planning Commission retain the 2000 Commission Officers for another year. Chairman: Jeffery Laudenslager, Vice-Chairman.: Paul Spiegel and Secretary: Nancy Higgins.
ACTION: Little/Diehl (7-0).

Dean Diehl spoke to the idea that we need a provision in our Ordinances for the removal of all these towers when they are no longer needed.

Nancy Higgins mentioned a concern about the possibility of a shopping center in a flood plain along Boot Road and if it could impact upon any West Goshen Residents.

9. Jeff Opened the Floor for public comment. There was none.

10. MOTION: To adjourn the meeting at 7:47 PM.
ACTION: Diehl/Spiegel (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary