

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
FEBRUARY 20, 2001**

MEMBERS IN ATTENDANCE

James J. O'Brien
Daniel S. Rafter, Alt.
Nancy B. Higgins
Jeffrey Laudenslager, Chairman
Paul D. Spiegel
Dean K. Diehl, Jr.
Robert B. Little

TOWNSHIP OFFICIALS

Richard Craig
Dr. Robert S. White

1. The meeting was Called to Order at 7:00 PM by Jeff Laudenslager with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. Dan Rafter was named voting Planning Commissioner for the evening with the absence of Mike Bannan.

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

4. MINUTES

MOTION: To accept the MINUTES with typo correction.

ACTION: Little/O'Brien (6-0).

5. Final Land Development Plan for a 3800 sq. ft. Community Center located at Golf Club Apartments for Home Properties. Bernard H. Mc Cabe, Jr. of Home Properties; Robert Marshall, Attorney at Law with Kaplin-Stewart, Meloff, Reiter & Stein; and Robert D. Irons, P.E. with Bohler Engineering, Inc. were in attendance for the Plan. Richard Craig presented the plan which showed that storm water issues had been improved with a swale and ripp-rap at the end wall. All ordinance requirements were met. There are two entrances, one from West Chester Pike and the other from Five Points Road. The entrance from West Chester Pike is shown as being widened and gated. It will be manned or carded. The car stacking question posed by Bob Little had been addressed by locating the gate further into the entrance and only located at the West Chester entrance. The applicants explained that most cars enter from West Chester Pike. When asked why they had chosen to put up a gate, the answer was to look "up scale" and to prevent people from dumping trash on the property. Also they preferred to use the space for parking at the Five Points entrance instead of placing a gate there. The applicants wished to tell about the new Landscaping which includes a "sand trap" and a "green" to carry out the Golf theme of the Complex.

MOTION: To recommend approval Final Land Development Plan at Golf Club Apartments.

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

6. Discussion of Conditional Use Application for construction of a new 110 ft. monopole and placement of nine panel antennas and a 12 x 28 ft. equipment shelter at 1159 West Chester Pike for AT&T Wireless Services. The location is at the back of the Trailer Park and behind the Ford Dealership on West Chester Pike. Ideally these poles should be only in "I" zones but these are sometimes too far apart.

MOTION: To recommend approval of the Conditional Use at this Site for AT&T Wireless Services.

ACTION: Little/Spiegel (7-0).

7. Initial Submissions.

A. 13,000 sq. ft. addition to existing church building and 230 additional parking spaces located at 1190 Phoenixville Pike for Christ Community Church.

8. There were no COMMITTEE REPORTS.

9. The Floor was Opened for Public Comment. There were two questions posed by Shannon O'Brien: What will the building be used for where the pet store was located on Market Street? And did anyone want to buy some Girl Scout Cookies?

10. MOTION: To adjourn the meeting at 7:28 PM.

ACTION: Little/Diehl (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary