

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
JUNE 19, 2001**

**MEMBERS IN ATTENDANCE**

Dean K. Diehl, Jr.  
Robert B. Little  
Jeffrey Laudenslager, Chairman  
Nancy B. Higgins  
James J. O'Brien  
Michael P. Bannan  
Daniel S. Rafter, Alt.

**TOWNSHIP OFFICIALS**

Richard Craig, Township Engineer  
Dr. Robert S. White, Supervisor

1. The meeting was called to order at 7:02 pm by Jeff Laudenslager with THE PLEDGE OF ALLEGIANCE TO THE FLAG.

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

3. Dan Rafter was named voting member of the Planning Commission in the absence of Paul Spiegel.

4. MINUTES

Dean Diehl had a change in No. 9 Committee Reports: A. Mrs. Harry Johnson and not Harry Johnson was present.

MOTION: To accept the MINUTES of 5/15/2001 as changed.

ACTION: Diehl/Bannan (7-0).

5. Final Land Development Plan for a 66,240 sq. ft. Office Building for Chester County Fund, Inc. located at Lots 3 and 4 Andrew Drive.

James E. Fritsche, P.E. was present for the Plan. The warrants for a traffic light have been met and \$25,000 escrow will be required. Mr. Fritsche said that he would have to discuss this matter with Dr. Giunta.

MOTION: To recommend approval of the Final Land Development Plan for Chester County Fund, Inc. contingent upon receipt of the Escrow.

ACTION: Bannan/Little (7-0).

6. Final Land Development Plan for a 2,520 sq. ft. Temporary Modular Classroom Addition for The West Chester Area School District located at 1314 Burke Road.

Mark A. Groves, representing the W.C. Area School District and Thomas J. Woods, of L. Robert Kimball & Associates were present for the Plan.

There were questions about the recent renovations to the School and how come there was a need for additional space. The influx of young families to the Township has increased the student population and yes the school was recently renovated. This plan is a small change to a large site. No additional outside lighting will be required. There will be a 12' fence and a buffer of landscaping.

7. Temporary Modular Classroom Addition for WCASC (Con't)

MOTION: To recommend approval of the Final Land Development for Temporary Modular Classroom Addition at Pierce Middle School.

ACTION: Diehl/Little (7-0).

8. Final Land Development Plan for a 23,365 sq. ft. Ice Rink Expansion for West Goshen Twin Rinks Ltd., headquartered at 1035 Andrew Drive but located at the existing rinks off Lawrence Drive. John Graves, General Partner was present. The sidewalk will be extended. There will be slight changes in the impervious surfaces but there will be no changes in the retention basins.

MOTION: To recommend approval of the Final Land Development Plan for West Goshen Twin Rinks Ltd

ACTION: Diehl/Little (7-0).

9. Final Land Development Plan for a 3,416 sq. ft. Community Center located at Golf Club Apartments for Home Properties.

William R. Rearden of Bohler Engineering, Inc. was present. Mike Bannan said he had seen the plan before and did not need to see it again.

There were changes in the Plan from the Initial Submission: The Building footprint and parking and hydrants were new information with a revised Plan.

MOTION: To recommend approval of the Final Land Development Plan for Home Properties.

ACTION Little/Diehl (7-0).

10. Final Subdivision Plan for three residential lots located at 125 Greenhill Road for David S. Kahn.

Mr. Kohn and Gregory P. Dimovitz, P.L.S. of Yerkes Associates, Inc. were present. Easements were discussed and a recommendation from the Sewer Authority to change the discharge to another location from the Drawing on the Plan. The applicant wanted the Chairman to Table the Plan so that he could consider these recommendations. It was noted that the plan would require a time extension.

11. Initial Submissions

A. 4,216 sq. ft. Convenience Store with Fuel Pumps at 1165 West Chester Pike for Sunoco Inc.

B. 23,365 Sq. ft. Ice Rink Expansion for West Goshen Twin Rinks Ltd.

C. 2,800 sq. ft. Emergency Department Expansion at 701 East Marshall Street for Chester County Hospital.

D. 495 sq. ft. Mezzanine Addition at 11210 American Boulevard for American Blvd Partners LP.

E. 65,2000 sq. ft. Office/Warehouse at West Goshen Business Park, Lot 2 for Andrews Bridge Associates II, LP.

F. Two-lot subdivision located at 294 Cotswold Lane for Dennis G. and Diane C. Morgan.

12. Discussion of a proposal from Penrose Properties, Inc. to change the zoning district for tax parcel 52-1-10.1, located at the intersection of Boot Road and SR 0202 from R-3 to C-4 to permit a senior housing development.

The Commission discussed the Plan as a Concept without objections but felt that the location was not amenable to such development for several reasons including traffic, the loss of hundreds of trees and the inability to buffer the usage from Single-family homes and Rt. 202. There are parcels that should not be disturbed. A zoning change to C-4 would be spot zoning.

MOTION: To recommend no zoning change for the parcel 52-1-10.1.

ACTION: Bannan/Little (7-0).

13. Discussion of a proposal from Fern Hill LLC to obtain conditional use approval from the Board of Supervisors for a land development of property located at the corner of Fern Hill Road and Phoenixville Pike consisting of 75,000 sq. st. building and a 42,000 sq. ft. Building.

The use of these developments are for medical offices and a wellness center which would further involve outpatient treatments. It was felt that the pond area should not be encroached upon by parking lots. A Conditional Use hearing by the Supervisors would be concerned with what surgical procedures would be conducted at the office park. It was felt that the pond should have a 100' buffer and that Phoenixville Pike should be widened by 6' as well as a signal light installed at the corner of Phoenixville Pike and Fern Hill Road. Ideally permeable surfaces could be used for parking areas.

MOTION: To recommend these considerations at a Conditional Use hearing for Fern Hill LLC.

ACTION: Bannan/Little (7-0).

#### 14. COMMITTEE REPORTS AND INFORMATION

Bob White announced that Raymond Halvorsen would be resigning as Supervisor on July 6, 2001 to accept the position of Director of Public Works for West Goshen Township. His administrative skills were praised. With an opening in the Board of Supervisors, Robert Little would be appointed to fill in as Supervisor until the November election when he could stand for the unexpired term of Ray Halvorsen. Robert White is already on the November ballot for reelection. It was recommended to Bob White to take back to the Board a recommendation that Dan Rafter be appointed to the Planning Commission and that a new alternate be named to the Commission.

Dean Diehl had presented a recommendation concerning wetlands in May. He wanted to change some of his figures and wording so that we can have a model ordinance in several months. Where he had called an areas "margin" he would like to call it "buffer" and he would like to change the transitional ground extending out from "200 ft." to require "100 ft".

MOTION: To change the Ordinance 72.19 from 50 to 100 ft and to delete references to wetlands and margin.

ACTION: Diehl/Bannan (7-0).

15. MOTION To adjourn the meeting at 8:15 pm.

ACTION: Little/Diehl (7-0).

Respectfully submitted,

Nancy Boothe Higgins  
Secretary