

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
JULY 17, 2001**

MEMBERS IN ATTENDANCE

James J. O'Brien
Nancy B. Higgins
Dean K. Diehl, Jr.
Paul D. Spiegel
Jeffrey Laudenslager, Chairman

TOWNSHIP OFFICIALS

Richard Craig, Township Engineer
Dr. Robert White, Supervisor

1. The meeting was Called to Order by Jeff Laudenslager at 7:06 PM 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 6/19/2001 as submitted.

ACTION: Diehl/O'Brien (5-0).

4. Final Land Development Plan for a 496 sq. ft. mezzanine addition for Vanguard ID Systems located at 1210 American Boulevard.

Matthew Reaney of D.L. Howell was present for the Plan.

This plan shows a structural change to improve access and to have a roof over the mezzanine. Four parking places will be removed but the site will still have more parking than required.

MOTION: To recommend approval of the Final Land Development Plan for Vanguard ID Systems.

ACTION: Diehl/Spiegel (5-0).

5. Final Subdivision Plan for a 2-lot Residential Subdivision for Mr. and Mrs. Dennis G. Morgan, located at 294 Cotswold Lane.

Matt Reaney of D.L. Howell was present for the Plan.

Public Water and Sewer is available. There are easements for PECO High Tension Lines and a Sewer line. The driveway slopes were reviewed.

MOTION: To recommend approval of the Final Subdivision Plan for Mr. and Mrs. Dennis G. Morgan.

ACTION: Spiegel/O'Brien (5-0).

6. Final Land Development Plan for a 3,333 sq. ft. Emergency Department Expansion for Chester County Hospital located at 701 East Marshall Street.

Albert J. Giannantonio, P.E. of Yerkes Associates and Lou Guardiani, Vice President of Support Services of Chester County Hospital were present for the Plan.

The Plan calls for a separation of entrances for the Public and Ambulance access to the hospital. The sidewalk area will be graded to provide additional parking for Ambulances. When asked if a retaining wall

would be required, Mr. Giannantonio replied no, that grading would take care of the changes in elevation. Mr. Guardiani showed the Commission an Architectural Rendering of the appearance of the new Entrance to the Emergency Room. There is no time schedule available but it is hoped that the changes will not be disruptive for patients needing an Emergency Room.

MOTION: To recommend approval of the Final Land Development Plan for Chester County Hospital.
ACTION: Diehl/Spiegel (5-0).

7. Final Land Development Plan for a 4,216 sq. ft. Convenience Mart located at 1165 West Chester Pike for Sunoco, Inc.

Peter J. Clelland, P.E. of Bohler Engineering, Inc. and Timothy L. Jones of Riley, Riper, Hollin & Colagreco were present for the Plan.

The Plan for a new building, eight gas pumps and a retaining wall were not noted in the Commission Review. When questioned why the parking lot did not open onto Strasburg Road, there was no answer. To change it from this presentation would require PADot approval and a delay. PaDot may have insisted upon this traffic pattern. Mr. Craig indicated that issues of storm water and parking had been addressed. All ordinances are met.

MOTION: To recommend approval of the Final Land Development Plan for Sunoco, Inc.
ACTION: O'Brien/Diehl (5-0).

8. Sketch Plan for a 3-lot residential subdivision located at 250 Sunset Hollow Road (Gerber Property) for CMR Development Corporation.

Brett H. MacKay, R.L.A., A.I.C. P. of Chester Valley Engineers, Inc. was present for the discussion.

BACKGROUND:

A sketch plan was submitted at the September 19, 2000 Planning Commission meeting. That Plan for a 4-Lot Residential Subdivision was immediately discouraged by the body. The Plan had called for a four-Lot Residential Subdivision w/ 1 Existing House. The sight distance, the slopes, flag lots, common driveways were reasons for the Commission to deny the Sketch Plan.

On October 17, 2000 Denny Howell presented another Sketch Plan, the Hedgerow was to be removed and the terrain shaved down for sight distance. The reconfigured driveway looked more like an octopus than the first plan. Dean Diehl was concerned that the Environmentally sensitive acreage had only one exit. Bob Little was concerned about the safety issues for fire trucks, ambulances and police. Three hundred and fifty-ish 16' wide driveways gave Mike Bannan pause. The Plan was referred to the Residential Committee; Jim O'Brien said he would plan for an inspection for the next week.

At the November 21, 2000 Planning Commission meeting, a Site Analysis Report was presented by James J. O'Brien with this message:

The only feasible development design for this parcel would include the construction of a single, common driveway, serpentine in course and direction, servicing all four building lots on the property, similar to the design proposed in the sketch plan submitted for comment.

On July 17, 2001, a new Sketch Plan was presented by Brett H. MacKay. One less house was proposed. The poor sight distance remains, but the vegetative material would be removed and the height on both sides of the driveway would be reduced. The plan is for the existing house and two other houses on one big curving driveway. The houses will have on-site water, but will have public sewer. The stormwater would be contained by underground seepage beds. Engineering details could not be reviewed because

this Plan was only a "Sketch" Plan. Richard Craig said that the slope would be tough question and the grading on this slope would require credible engineering to make the plan acceptable.

9. Initial Submissions.

A. 2-lot Residential Subdivision at 1101 Greenhill Road for CMR Development Corp. This is a corner lot off Karen and Greenhill Road.

B. A 2,000 sq. ft. change in lease lines within 300 Lawrence Drive for Mauger Oil Company. The building is divided into three sections: Play Structures, Mental Health Services and Mauger Oil Co. There will be fourteen additional parking spaces added but this will not require additional blacktop.

10. COMMITTEE REPORTS. There were no Reports.

11. The Floor was Opened for public comment.

Seventeen residents were present to discuss the Yarnall Sketch Plan of the Harry Johnson Property: John Dettinger, Ed McDermott, Lorraine McDermott, Maria Young, Diane L. Rocevito, Marie Swavely, Bob Swavely, Jane Macauley, Joe Macauley, Robin Murless, Mike Meehan, Bill Cahill, Elizabeth Keinger, Dona M. Smith, Dawn Anderson. Joy Kolisyarik and Maureen B. Menseck. Also David L. Stinson of Century 21 presented his business card. There many questions concerning Wet Lands and the Flood Plain and the definitions of each. One lady asked why the Township was obligated to tell a perspective buyer that a Sketch Plan had been presented. She indicated that the buyer had withdrawn their offer because of the Township's information. There were questions about how the Army Corp of Engineers got into the picture and questions about septic systems and perk tests being falsified. At this point Paul Spiegel, a Commissioner and also a Professional Engineer explained that an entire career would be lost if a P.E. ever falsified tests about such matters. No amount of money was equal to a man's good name and professional license. There were questions about Sewage Overloads and Capacities and Gravity Feeds. Mr. Craig and Paul Spiegel addressed these questions. Dean Diehl spoke to the group repeatedly about their concerns.

12. MOTION: To Adjourn the meeting at 8:29 PM.

ACTION: Diehl/O'Brien (5-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary