

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
SEPTEMBER 18, 2001**

MEMBERS IN ATTENDANCE

Daniel S. Rafter
Michael P. Bannan
James J. O'Brien
Nancy B. Higgins
Jeffrey Laudenslager, Chairman
Paul D. Spiegel
Dean K. Diehl, Jr.

TOWNSHIP OFFICIALS

Richard Craig, Township Engineer
Dr. Robert White, Supervisor
Sharon Lynn, Township Manager

1. The meeting was Called to Order by Jeffery Laudenslager at 7:02 PM with THE PLEDGE OF ALLEGIANCE TO THE FLAG.

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

3. The Chairman asked for a Moment of Silence to remember what happened in New York and Washington, D.C. on September 11, 2001.

4. MINUTES

MOTION: To recommend approval of the MINUTES of 8/21/20 as submitted.

ACTION: Spiegel/Bannan (7-0).

5. Final Land Development Plan for a 3,220 sq. ft. Car Wash/Detailing Shop for The Scott Family Partnership located at 706 Auto Park Boulevard.

Duke Scott was present for the Plan. The Township Engineer explained that a larger facility was approved last year requiring changes to the storm retention basin. The new plan is smaller and will not disturb the present storm water management system. There will be a second access, a one-way egress to Bolmar Street. This Plan conforms with all the Township's Ordinances.

MOTION: To recommend approval of the Final Land Development Plan for the Car Wash/Detailing Shop for the Scott Family Partnership.

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

6. INITIAL SUBMISSIONS

A. Land Development/Condominium Plan for four industrial units Totaling 43,769 sq. ft. at 872 Lincoln Avenue for Raymond E. Fender.

B. Subdivision Plan for 16 residential lots at 800 and 806 Old Westtown Road for Cold Spring Run, Inc.

Mike Bannan asked whether the Plan was complete. The Township Engineer answered no, specifying the lack of electronic submission, the lack of delineation of the water courses and the lack of a design of a bridge system.

Mike Bannan quoted from the Subdivision Ordinance Manual that when a plan is incomplete, ..."all these items shall be noted in writing and the application, together will all plans and accompanying documents,

including the filing fees, shall be returned within a reasonable time to the applicant." Then Mike made the following motion:

MOTION: To return the incomplete Plan to the applicant.

ACTION: Bannan/Diehl (7-0).

7. COMMITTEE REPORTS AND INFORMATION

There were no reports from the Industrial Committee.

Bob White reported that the Supervisors had turned down the application of Mr. Kahn because of the lack of a motion from the Planning Commission.

Mike Bannan asked how he could request some revisions to the wording in some of the Subdivision Ordinances. The Township Engineer told him to recommend changes and they would be referred to the Solicitor, then the changes would be advertised and voted on by the Planning Commission and referred to the Board of Supervisors for Official Approval. He also asked about where the "buffer" ordinance was at the present time. It is being drafted by the Solicitor as this time. When he has signed off on it, then it will be advertised and will come before the Planning Commission.

8. The Chairman Opened the floor for public comment. There were 23 persons in attendance interested in the Cold Spring Run Plan. Their questions were: (1) Where does the Plan go from here? The Township Engineer told them that the developer will complete the Preliminary Plan and resubmit it. At that time the Clock will start. At this moment in time, there is no plan and no clock. (2) What are the activates of the Zoning Hearing Board and the Planning Commission. The Engineer explained that these are two separate bodies. A Plan may be before both bodies at the same time, but that the Planning Commission cannot proceed if a Plan is Turned down by the Zoning Hearing Board. (3) What does it mean when a lot is non-conforming? All the incidents of non-conformity were reviewed, size of the lot, setbacks, the size of the building or the use the building.

9. MOTION: To Adjourn the Meeting at 7:22 PM.

ACTION: Bannan/Rafter (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary