

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

**MEMBERS IN ATTENDANCE**

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

**TOWNSHIP OFFICIALS**

Richard J. Craig, Township Engineer  
Dr. Robert S. White, Supervisor  
Robert B. Little, Supervisor

1. The meeting was Called to Order by Jeffrey Laudenslager at 7:04 PM with THE PLEDGE OF ALLEGIANCE TO THE FLAG.

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

3. MINUTES

MOTION: To recommend approval of the MINUTES of 10/16/2001 as submitted.

ACTION: Diehl/Bannan (5-0).

4. Final Land Development Plan for a 43,769 sq. ft. Industrial Condominium for Raymond E. Fender located at 872 Lincoln Avenue.

Ray Fender , Matt Reaney and Jim Lees were present for the plan to build a larger building near the small building. Storm water management will be taken care of with underground seepage beds. Phase I of the plan is in the non-conforming area. He plans to sell 6600 sq. ft.

MOTION: To recommend approval of the Final Land Development Plan for an Industrial Condominium for Raymond E. Fender.

ACTION: Bannan/Diehl (6-0).

5. Final Land Development Plan for a 65,250 sq. ft. office/warehouse for Construction and Design, Inc. located at 21 Hagerty Boulevard. Chuck Anke , Commercial Contractor appeared for the Plan. Three buildings and associated parking is shown on the Plan with Storm Water Management facilities included. The Plan has been awaiting the Conservation District approval. The Wetlands and Flood Plain were located in the area but had no bearing on this particular development.

MOTION: To recommend Approval of the Final Land Development for Construction & Design, Inc.

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

6. Discussion of Conditional Use application for construction of Placement of twelve antennae and a 9' x 16' equipment shelter at 825 Paoli Pike for American Cellular Network Company, Ltd., D/b/a Cingular Wireless.

This is the site where Metrocom had planned to install 12 antennae. This number had maximized the capacity of the structure supporting the antennae. The present applicant has assumed the place of Metrocom.

It is the recommendation of the Planning Commission that the applicant provide a structural analysis. Also the equipment shelter needs better coverage than just the roof shown in the Plan.

MOTION: To recommend Approval of Conditional Use contingent upon the provision of a structural analysis and provision for adequate shelter for equipment.

ACTION: Bannan/Diehl (6-0).

## 7. INITIAL SUBMISSIONS

A. Subdivision Plan for 15 residential lots at 800 and 806 Old Westtown Road for Cold Spring Run, Inc.

A lengthy discussion took place concerning this Plan. The Township Engineer indicated that an Independent Consultant will be evaluating the wetlands, flood plain and soil issues.

It was noted that the Zoning Hearing Board will meet on January 10, 2002 to receive testimony for relief to allow construction associated with a roadway within the Flood Hazard District.

MOTION: To reject the Concept of a Preliminary Plan because of Health and Safety Issues to a Sensitive Property.

ACTION: Diehl/Bannan (2 yea, 4 nay). Motion denied.

B. Land Development Plan for 118,106 sq. ft. Office Space and a New 189-space parking lot for QVC Realty, Inc. This Plan has been reviewed and is awaiting Conservation Approval.

C. Subdivision Plan for 11 residential lots at 625 Goshen Road prepared for Omega Industries, Inc. Owner is Chester County Hospital Foundation, Inc.

D. Land Development Plan for 43,483 sq. ft. for hangers and warehouse for B.F.R. LLC. on Western Side of Airport Road, approximately 600' south of American Blvd.

## 8. COMMITTEE REPORTS

The only Committee Report was from the Nominating Committee. They recommend that the Officers of 2001 remain in place for another year. Chairman: Jeffrey Laudenslager, Vice Chairman: Paul D. Spiegel and Secretary: Nancy B. Higgins.

MOTION: To Nominate Jeffrey Laudenslager, Chairman, Paul D. Spiegel, Vice Chairman and Nancy B. Higgins, Secretary.

ACTION: Bannan/Diehl (6-0).

## 9. Open the floor for Public Comment.

There were 17 persons in attendance, 10 interested in the Yarnell, Cold Spring Plan; 3 present for Ray Fender's Plan; 1 for Construction and Design, Inc.; 1 from Greenhill Road; and 2 students; Megan McKenna and Casey Harris were there as a class assignment.

Lorraine McDermott asked about the progress of the question of a "buffer" zone being reviewed by the Township Solicitor. The Township Engineer said that it would be voted on when it is returned. He explained that there is an Ordinance in the works for Chester County and Delaware County which addresses the Chester Creek and wetlands. The Solicitor is studying case law and what is enforceable as well as these and other issues.

Bill Cahill spoke about bulldozers sinking in the mud when he first moved into his home.

Dean Diehl asked about his request for towers being dressed up as trees. He was told that the Board of Supervisors had rejected the idea after seeing those near Bobby's Seafood on West Chester Pike.

6. MOTION: To adjourn the meeting at 8:13 PM. Merry Christmas.

ACTION: Bannan/Diehl (6-0).

Respectfully submitted,

Nancy Boothe Higgins  
Secretary