

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
JANUARY 15, 2002**

MEMBERS IN ATTENDANCE

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

TOWNSHIP OFFICIALS

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

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

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

3. Bob Little was appointed to be a voting member for this meeting.

4. MOTION: To accept the MINUTES of 12/18/2001 as submitted.
ACTION: Bannan/Diehl (7-0).

5. Final Land Development Plan for 118,106 sq. ft. Office Space for QVC Realty, Inc., located at 1200 Wilson Drive.

John J. Mullin, P.E., Frank Ravani, Patrick J. Cassidy, Kent Purdy and Mitch Shiles, AIA were present for the Plan.

A second floor is to be built under the present warehouse roof. to be used as additional office space. The Parking Lot will be enlarged to provide additional spaces.

MOTION: To recommend approval of the Final Land Development for QVC.
ACTION: Bannan/O'Brien (7-0).

6. Final Land Development Plan for a 4,911 Sq. ft. Convenience Food Market for Wawa, Inc. located at 1195 Pottstown Pike.

Susan Bratton, Greg Newell and Kathy Johnson were present for the Plan.

Construction is to begin in the fall of 2002. The property will be subdivided to allow three acres to be given to West Goshen for a Park. Sewer agreements have been received.

MOTION: To recommend Approval for a Convenience Store at Pottstown Pike and Greenhill Road pending the receipt of all permits and PaDot Approvals.
ACTION: Bob Little/Bannan (7-0).

7. Initial Submissions

A. Land Development Plan for a 9,600 sq. ft. flex warehouse for Stephen R. Conway located at 821

Lincoln Avenue. Sewers need to be connected. There are three houses on the site, two still being used as residences. A cesspool is serving all three houses at the moment.

B. Subdivision Plan for 2 residential lots at 1010 Faustina Drive for Joanne M. Yarnall.

8. Discussion of proposal for roadway modifications and repairs to Turner Lane between West Chester Pike and Paoli Pike with intention of dedication to the Township.

Requirements for this rough road would start with the subgrade, the base course has failed and the Township does not allow asphalt curbs. The road needs to be widened with no parking allowed. A traffic study is recommended to determine what kind of traffic is cutting through presently.

9. COMMITTEE REPORTS and INFORMATION

Hearings are completed for the Johnson Tract for Cold Springs. A decision will be announced in 45 days.

Questions about left-turn lanes at Paoli Pike and Five Points Road await PaDot Approvals.

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

11. MOTION: To adjourn the meeting at 7:30 PM.

ACTION: Bannan/Diehl (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary