

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
FEBRUARY 19, 2002**

MEMBERS IN ATTENDANCE

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

TOWNSHIP OFFICIALS

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

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

2. Bob Little was appointed to serve as the alternate voting member of the Commission in the absence of Dan Rafter.

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

4. MINUTES

MOTION: To accept the MINUTES of 1/15/2002 as amended to state that Bob Little was the voting member for the meeting with Paul Spiegel's delayed arrival.

ACTION: Little/Diehl (7-0).

5. Final Land Development Plan for a 9,600 sq. ft. flex warehouse for Stephen R. Conway located at 821 Lincoln Avenue. Matt Reaney and Andrew DeFonzo were present for the plan. Richard Craig presented the plan explaining that one of the existing houses will become offices and the other will not have a 100' buffer but the developer has received permission by special exception. The lot thus is non-conforming and residential use of the remaining houses are also non-conforming Two cesspools will be filled and capped and all structures will be tied into the sanitary sewer line. Storm water will be controlled by an infiltration bed. Parking is sufficient for Township requirements. All ordinances are met.

MOTION: To recommend approval of the Final Land Development Plan for Stephen R. Conway.

ACTION: Little/Spiegel (7-0).

6. Final Land Development Plan for collocation of 12 antennas on an existing lattice tower for Cingular Wireless located at 825 Paoli Pike. Derek Sheun, Mary Ann Rossi, Marco A. Paredes and John Kathman were present for the Plan. Final Land Development Plan and Initial Submission are combined because the review is complete and there is no reason for the Plan to sit for another month. This project was approved for Metrocom. Cingular Wireless antennas are slightly lighter and the cross section is smaller and they do not use a 2,000 lb. mounting bracket. These are replacements one for one and the tower is maxed out. There is no shelter involved, the ground unit will fit on the concrete pad. Robin Murlless had a question because of something he had read in the Daily Local News. His information pertained to East Goshen not West Goshen.

MOTION: To recommend approval of the Final Land Development Plan for Cingular Wireless.

ACTION: Bannan/Little (7-0).

7. Initial Submission

A. Land Development Plan for 78,750 sq. ft. Medical Office Space for Fernhill LLC located at 915 Old Fernhill Road. This Plan is for Phase II of three Phases.

8. Committee Reports and Information

Jim O'Brien reported that he finds the instructive road signs along West Chester Pike annoying and unattractive. He was told that these signs are part of PaDot's Aggressive Driver Program.

Jeff Laudenslager asked who was representing West Goshen at the West Chester Regional Planning Commission. Jim O'Brien said he attends their meetings. Dr. White reported that Governor Schweiker has recommended that Board members of municipalities be paid for meetings. This measure will be finalized in the spring. Paul Spiegel asked if it would be "double dipping" to be paid for the Sewer Authority and the Planning Commission. These matters will be addressed when the measure is approved.

9. The floor was opened for public comment. There was none.

10. MOTION: To adjourn the meeting at 7:21 PM.

ACTION: Little/Diehl (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary