

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

MEMBERS IN ATTENDANCE

Paul D. Spiegel
Jeffrey Laudenslager, Chairman
Nancy B. Higgins
James J. O'Brien
Daniel S. Rafter

TOWNSHIP OFFICIALS

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

1. The meeting was Called to Order at 7:01 PM by Jeff Laudenslager 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 2/19/2002 as submitted.

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

4. Final Subdivision Plan for two residential lots for Joanne M. Yarnell located at 1010 Faustina Drive. Mr. and Mrs. Yarnell of 980 Lieds Road, Coatesville, were present for the Plan. Richard Craig presented the plan on the Wall and indicated that all ordinances were met. The only question was about the offset at the corner which enabled the applicant to obtain 50' for the second lot on a public street.

MOTION: To recommend approval of the Final Subdivision Plan for two residential lots for Joanne M. Yarnell.

ACTION: Spiegel/Higgins (5-0).

5. Final Land Development Plan for driveway modifications for WAWA, Inc., located at 706 East Market Street.

Susan Bratton and her son were present for the Plan.

A discussion about the driveway modifications and the safety reasons were given. The request to make the western exit on Gay Street both an exit and an entrance improves circulation and prevents stacking of vehicles. On the plan are also provisions for a drainage pipe and restripping to direct parking and traffic flow. With the facility being open 24 hours seven days a week, there is no good time to close the driveway. They plan to do the improvements in as short a time as possible because the driveway will have to be closed.

MOTION: To recommend approval of the Final Land Development Plan for WAWA, Inc. at 706 East Market Street, contingent upon a PaDot Highway Occupancy Permit.

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

6. Initial Submissions

A. Subdivision Plan for two residential lots for Bradley L. Bernosky located at 1 Primrose Lane.

B. Land Development Plan for a 3,000 sq. ft. Retail Facility for Robert Brotzman Located at 1081 West Chester Pike.

7. Sketch Plan for an athletic field complex for the West Chester Area School District located on Rt. 100 south of Greenhill Road.

Marjorie Stem Jacobs, of Fox, Rothschild, O'Brien, & Frankel, LLP, Matt Davenport of Ela Group Inc, and Harry W. Protzmann, Jr., Director of Facilities & Operations, WCASD were present for the sketch plan discussions.

The Plan is in a fluid state at the moment because the various ball fields may be reconfigured. There are questions about the road into the tract and whether it enables the Jerrehians access to Rt. 100. One question is what kind of traffic would be traveling on the road to Rt. 100. There are to be 170 parking spaces adjacent to a Club House that would enable visiting teams to suit up for competitions. Most Henderson athletes would be arriving by bus directly from the school. Public water and restrooms will be provided. The Planning Commission will be available as plans develop.

8. Committee Reports. There were no Committee Reports.

9. The Floor was Opened for public comment. There was none.

10. MOTION: To adjourn the meeting at 7:39 PM.
ACTION: Higgins/O'Brien (5-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary