

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
SEPTEMBER 16, 2003**

MEMBERS IN ATTENDANCE

Dean K. Diehl
James J. O'Brien
Paul D. Spiegel, Chm.
Nancy Boothe Higgins
Daniel S. Rafter

TOWNSHIP OFFICIALS

Richard J. Craig, Township Engineer

1. The meeting was Called to Order by Paul Spiegel at 7:05 pm with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Floor was Opened for Public Comment. There was none. Persons present were Robin Murless, Michael Hanlon, Carol Moulden, Heather Rogers, Bill Uster, Jack Pastrick, Jim Westlake, Theresa R. Lemley, Ed Kohler, Dave Curry, Ross Carle, Don Turner.

3. MINUTES

MOTION: To accept the Minutes of 7/15/2003 as submitted.

ACTION: Rafter/Diehl (5-0).

Meeting scheduled for 8/19/2003 was cancelled.

4. Final Subdivision Plan for a lot line change for Michael Hanlon located at 1266 Bridgewater Drive. Michael Hanlon was present for the Plan. He explained the reasons for lot line changes as a matter of mowing ease.

MOTION: To recommend Approval of the Final Subdivision Plan for Michael Hanlon.

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

5. Initial Submissions:

A. Subdivision Plan for 2 residential lots for ARI Builders, Inc. located at Greenhill Road. The reason for the Subdivision is to construct a Single Family Residence. Existing pool is to be demolished. There will be a Flag lot to the existing house with a curve to avoid a large tree.

B. Subdivision Plan for a lot line change for Richard J. DiRocco, located at 970 Frederick Drive. The Plan consists of a lot-line change to serve the existing house.

C. Subdivision Plan for 709 residential lots for the Greystone Partners LP Located between Route 100, Greenhill Road, Route 29 and Route 322, and duly registered under the fictitious name "Jerrehian". The Subdivision Land Development is to be called "Greystone Estates".

The Plan shows 450.179 acres divided previously into 14 tax parcels. The Applicant seeks Conditional Use approval to utilize the township's Open Space Option set forth in Article XXV allowing single-family detached dwellings. Open Space provided is 214.455 acres. There will be 8 miles of new roads with Mansion left sitting on 4 acres.

The Plan shows two access roads onto Greenhill Road; one to Route 100, one to North Hill and one to Phoenixville Pike. Theresa R. Lemley was present to represent the applicant should there be questions. Dean Diehl recommended complete compliance without any variances. Richard Craig replied that this was only an initial submission and probably not the final plan. The tract has been advertised in the *New York Times* and the *Philadelphia Magazine*.

6. Sketch Plan for Land Development for a 2000 sq. ft. building for Scott Roberts located at 207 S. Bolmar Street.

Dean Diehl remarked that the driveway was too narrow and there wasn't room for a handicapped parking spot even with a smaller building Dean indicated that he was going to write a letter to the Board of Supervisors expressing his opinion of this particular decision by the Zoning Hearing Board.

7. Discussion of possible relocations of the northern boundary of the existing multi-purpose zoning district to the north. With the relocation of Land Rover, there is now an opportunity to allow multi-purpose uses of the I-2 and I-3 so the small lots can be consolidated and better used.

MOTION: To Change I-3 to Multi-Purpose Use from E. Nield Street north to Route 3.

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

8. Discussion of proposed changes to the Township Code to include a new Chapter 71 –Stormwater Management.

When Act 167 is accepted, the specifications for Chester Creek Watershed can be extended to all three watersheds in the Township. In Phase 2 which is being considered, applies to infiltrations and stormwater. Rick indicated that if adopted now, the case for 100' buffers could be submitted to the County for review.

MOTION: To recommend approval of new Chapter 71 with 100' buffer for wetlands.

ACTION: Diehl/Rafter (5-0).

9. Discussion of proposed changes to the Township Code, Chapter 72 amending the digital plan submission requirements and stormwater management sections. It is desirable to amend the digital plan for Chapter 72 and to take Stormwater Management out of the Land Development Subdivision and make a new chapter for Stormwater. The Digital plan is antiquated and should be updated.

MOTION: To recommend the changes to Chapter 72 and to make a new chapter for Stormwater Management and digital plan submission.

ACTION: Rafter/Higgins (5-0).

10. It was acknowledged that the Sorber Subdivision Plan at 4 Kirkland Avenue has been withdrawn.

11. COMMITTEE REPORTS

It was discussed that there is a firm wanting to buy the Cold Spring Tract. Jim O'Brien recommended considering buying the space now. He will draft a letter stating the rationale of purchasing open space. There might be some county and state funds. There were discussions about park plans which do not preclude Planning Commission input. There were recommendations to seriously consider purchasing property in the southern part of the Township.

12. MOTION: To adjourn the meeting at 8:15 PM

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

Respectfully submitted,

Nancy Boothe Higgins
Secretary