

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
MARCH 16, 2004**

**MEMBERS IN ATTENDANCE**

Robert B. Little, Alternate  
Dean K. Diehl  
James J. O'Brien  
Paul D. Spiegel  
Nancy Boothe Higgins  
Jeffery A. Laudenslager  
Daniel S. Rafter

**TOWNSHIP OFFICIALS**

Richard J. Craig, Township Engineer

1. The meeting was Called to Order at 7:02 PM by Paul Spiegel with the PLEDGE OF ALLEGIANCE TO THE FLAG.

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

3. Bob Little was named a voting member for the meeting in the absence of Mike Bannan.

4. MINUTES

MOTION: To accept the Minutes of February 17, 2004 as submitted.

ACTION: Diehl/Little (6-0).

5. Final Land Development Plan for a 3000 sq. ft. commercial building for West Goshen Town and Country, LP located at 1081 West Chester Pike.

Rodger A. Bucchianeri, John A. Jaros, and Cornelius Brown were present for the Plan. Richard Craig introduced the Plan by projecting it on the wall. The site is a plan for a 3,000 sq. ft. building. It will be split into two entities for commercial use by Starbucks and Quiznos. Traffic will flow from Five Points Road with right in and right out only. There will be no need for further stormwater provisions. A brief discussion involved the traffic patterns. The Commission is pleased to see this development at the site of a former Gulf Station.

MOTION: To recommend approval of the Final Land Development Plan for The Brandolini "Five Points Crossing".

ACTION: Dean/Little (6-0).

6. Initial Submission

Initial Land Development Plan for a warehouse addition for Leisure Graphics, Inc. located at 808 Lauber Road.

Rick Craig showed the Plan on the wall. He said the plan is still under review. He showed where there will be two infiltration beds and a small berm for a basin.

7. Committee Reports and Information

Jim O'Brien reported about the Chester County Planning Commissions Task Force working on a large traffic study (most of it is in West Goshen). By next August they hope to be making recommendations.

Rick announced that the 207 S. Bolmar Street has a new owner working on a plan for a smaller building. It will be three stories high, an office and two stories for storage. The entire footprint is only 1,000 sq. ft. Relief will be sought because the existing structure is non-conforming.

8. The Floor was Opened for public comment.

9. MOTION: To adjourn the meeting at 7:33 PM.  
ACTION: Little/Diehl (7-0).

Respectfully submitted,

Nancy Boothe Higgins  
Secretary