

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 20, 2004**

MEMBERS IN ATTENDANCE

Robert B. Little
Dean K. Diehl
James J. O'Brien
Nancy Boothe Higgins
Jeffery A. Laudenslager
Daniel S. Rafter
Michael P. McKie, Alternate

TOWNSHIP OFFICIALS

Richard J. Craig, Township Engineer

1. The meeting was Called to Order at 7:00 PM by James J. O'Brien, Vice Chairman, with the Call for THE PLEDGE OF ALLEGIANCE TO THE FLAG.

2. Bob Little was recognized as a regular on the Planning Commission. Mike McKie was recognized as the newly appointed alternate for the Planning Commission. There being two members absent Mike was asked to come aboard as a voting member for the April meeting.

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

4. MINUTES

MOTION: To accept the Minutes from March 16, 2004 as submitted.

ACTION: Little/Laudenslager (6-0).

5. Final Land Development Plan for a 2098 sq. ft. warehouse addition for Leisure Graphics, Inc. located at 808 Lauber Road. Tom Kukoda was present for the presentation of the Plan. Richard Craig projected the plan on the wall as well as providing copies of the drawings.

There will be 2,800 sq. ft. of additions. There are 8 parking places with one being for the handicapped. Storm water will be managed by an infiltration bed and one basin. The driveway will be shared. Buffer trees planted ten feet apart are shown on the Plan.

MOTION: The Final Land Development Plan for Leisure Graphics, Inc. meets all Township Ordinances and is recommended for approval.

ACTION: Diehl/Little (6-0).

6. Final Subdivision/Land Development Plan for a 13-unit townhouse development for the Domestic Violence Center of Chester County, Inc. located at 105 Garfield Avenue. The following persons were present for the Plan: Dolly Wideman-Scott, Karen Stahl, Bill Connor, Bob Luebbers, P. E., Bobbie Surrick, Davis McClaners, and Janet Moore.

The plan was projected as well as shown with drawings. The Berms and Trees were recognized. There will be a playground. There are licenses and requirements by the Commonwealth of Pennsylvania to open a Day Care Center in the complex. Robin Murless asked about sidewalks. Paoli Pike/Gay Street is a PennDot road. A footpath has been worn in the right-of-way. Lorraine McDermott asked about the safety of a retention basin and was answered by the Township Engineer that the pond would be dry in normal conditions. It should hold water for no more than 24 hours. A stockade fence has also been provided.

MOTION: To recommend approval of the Final Subdivision and Land Development for a 13–unit townhouse for the Domestic Violence Center of Chester County, Inc.
ACTION: Little/Higgins (6-0).

7. COMMITTEE REPORTS AND INFORMATION

There were no Committee Reports.

8. The Call for Public Comment was given. There was none.

Lorraine McDermott asked whether the Johnson property was still awaiting Permits. Dean Diehl asked if specific times were a requirement when a Plan has been submitted. DEP is not known for speedy reviews such as this one. Dean talked about a motion to recommend a deadline on the Plan. The Commission discouraged him from such a move.

9. MOTION : To adjourn the meeting at 7:43 PM
ACTION: Little/Diehl (6-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary