

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

MEMBERS IN ATTENDANCE

Dean K. Diehl
James J. O'Brien
Paul D. Spiegel, Chairman
Nancy Boothe Higgins
Jeffery A. Laudenslager
Daniel S. Rafter
Michael P. McKie, Alternate

TOWNSHIP OFFICIALS

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

1. The meeting was Called to Order at 7:00 PM by Paul Spiegel, Chairman, with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. Michael P. McKie was designated as a voting member of the Commission for the meeting.

3. The Floor was Opened for Public Comment. There was none. In attendance were Paul Giess and John Giess.

4. MINUTES

MOTION: To accept the Minutes of 6/15/2004 was submitted.

ACTION: Diehl/Rafter (6-0).

5. Initial Submissions

A. Initial Subdivision Plan for a two-lot subdivision for Marjorie P. Windle located at 604 South Concord Road. Lot consolidation in order to built a detached two-car garage.

B. Initial Land Development Plan for a 30,850 sq. foot health club building addition for Atlantic Coast Athletic Club (ACAC) located at 1130 McDermott Drive.

A complicated Plan. A traffic study is going to be necessary.

C. Initial Land Development Plan for a 5,608 sq. ft storage building addition for Brandywine Coachworks located at 8 91 South Matlack Street.

There is a pre-existing non-conformity. There are eight bays and 16 parking spaces, with parking under the building. The owner needs space with no room to grow.

6. Proposed amendment to the West Goshen Township Zoning Ordinance establishing a new zoning district known as the MCX Municipal Complex District.

A Nextel Pole at 80-90' to top out at 120'. Usually there is only one per district. There is a need for two at the Municipality Headquarters.

MOTION: To Recommend approval for a new district known as MCX.

ACTION: Rafter/ Laudenslager (7-0).

7. Proposed amendment to the West Goshen Township Zoning Ordinance allowing a new use in the I-C Industrial Commercial District. The proposed use is a residential active retirement community of single-family dwelling of various types.

MOTION: To recommend Conditional Use for a new use in the I-C Industrial Commercial District.

ACTION: Diehl/Rafter (4-3) O'Brien, Spiegel, Higgins (No's).

8. COMMITTEE REPORTS AND INFORMATION

A Conditional Use Hearing will be held on Wednesday, August 11, 2004 at 4:00 PM regarding the application of Omnipoint Communication Enterprises.

A tour of the University "Commons" project schedules for Tuesday, July 27, at 5:30 PM at the site. Meet at the Construction Trailer.

The Council of Governments have regional traffic studies but it seems that only Philadelphic Electric has any radon maps.

Dean Diehl discussed options with the Johnson/Yarnall Plan.

9. The Floor was Opened for Comment. Paul and Jerry Giess were recognized

10. MOTION: To adjourn the meeting at 8:20 PM.

ACTION: O'Brien/Rafter (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary