

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
OCTOBER 26, 2004**

MEMBERS IN ATTENDANCE

Dean K. Diehl
James J. O'Brien, Vice Chairman
Nancy Boothe Higgins, Secretary
Jeffrey A. Laudenslager
Michael P. McKie, Alternate
Daniel S. Rafter

TOWNSHIP OFFICIALS

Richard J. Craig, Township Engineer
Dr. Robert White

1. The meeting was Called to Order by James O'Brien at 7:02 PM with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. Michael McKie was appointed to the Commission for the evening with the absence of Bob Little and Paul Spiegel.

3. The Floor was Opened for public comment. There was none. The following persons were present: Rose Anne Mohn, Joanne Bamher, Robert W. Lochel and Maureen Kelly were present about the traffic light at Greenhill and Karen Lane. Ryan Whitmore, Joe Russella, and Charlie McDermott were present in regard to ACAC (Atlantic Coast Athletic Club). Matt Reaney and Art Sagros were present for Thompson Homes about Edgewater Lane.

4. MINUTES

MOTION: To approve the Minutes from the September 21, 2004 meeting.

ACTION: Rafter/ Diehl (6-0).

5. Final Land Development Plan for a 30,850 sq. ft. health club building addition for ACAC located at 1130 McDermott Drive. This submission is a change to Phase 2 of the original Plan of 1998. The Traffic Study of 1998 did not merit a traffic light. The new 2004 Traffic Study meets all the warrants for a light at McDermott Drive/Karen Lane and Greenhill Road. Robert Lochel asked about a stop sign instead. Greenhill Road road is a state road and it becomes a complicated procedure to ask PennDot for a 4-way stop sign. Joanne Bamher asked about a sign at the traffic light "no turn on red". Maureen Kelly gave an impassioned presentation pleading for a one-way turn or a one-way street for Karen Lane.

MOTION: To recommend approval of the Plan at 1130 McDermott Drive.

ACTION: Laudenslager/Diehl (6-0).

6. Final Subdivision Plan for a 10-lot residential subdivision for Thompson Homes located at 618 Airport Road.

Matt Reaney, P.E., D.L. Howell and Associates and Art Sagros, Esq. were present for the Plan. The changes of an approved Plan for Steve Janiec has been sold to Thompson Homes. The changes being sought include removing the Retention Basin from Lot 2 and making a Homeowner's Association responsible for the upkeep of the Basin. In addition Matt Reaney pointed out more trees as a buffer. He indicated that the bewildered Christmas trees serving as a buffer were inadequate.

Art Sagros, Esq. told the Commission that a proper homeowner's association document was now in place.

MOTION: To recommend approval of the changes to this Plan for a 10-lot residential subdivision for Thompson Homes.

ACTION: Diehl/ Laudenslager (6-0).

7. Initial Submissions

A. Initial Land Development Plan for a 5200 sq. foot building addition for the West Chester Veterinary Clinic located at 1141 West Chester Pike.

Richard Craig said he had not reviewed this plan yet, but wanted the Commissioners to be aware of it before it comes back for Preliminary or Final approval. The Vet is Dr. Witchell.

8. Discussion of Condition Use for construction of four athletic fields and a fieldhouse at 1125 Pottstown Pike for West Chester Area School District.

Richard Craig told the Commission that the plan will come back as a Land Development Plan if the Conditional Use is approved. There is to be a large access drive onto Pottstown Pike. Also, Public water and sewer, and storm Water provisions will be a part of the Plan.

MOTION: To recommend approval of Conditional Use for the West Chester Area School District.

ACTION: Higgins/Diehl (6-0).

9. Discussion of Condition Use application for construction of a new 120 foot monopole tower and wireless communications facility at 1025 Paoli Pike for Omnipoint Communications Enterprises, L. P.

After examination of the plan:

MOTION: To recommend approval of the Conditional Use of the Plan.

ACTION: Laudenslager/Rafter (6-0).

10. Discussion of proposed changes to the Zoning Ordinance, Chapter 84, Section 84-52, Sign Regulations, regarding billboard, banner, canopy, and real estate signs.

With no provisions for billboards the Township would be vulnerable to a curative Amendment. So the proposed changes to the Zoning Ordinance have been suggested by the Township Solicitor. The best locations would be along the Rt.202 corridor.

11. Committee Reports and Information

There were no Committee Reports. The Cold Spring Plan is afloat. The DEP granted a permit for a bridge. Mr. Yarnall will be laying out the requirements on a Plan. There is no time frame but a Plan will be coming.

12. MOTION: To adjourn the meeting at 8:17 PM.

ACTION: Diehl/ Laudenslager

Respectfully submitted,

Nancy Boothe Higgins
Secretary