

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
JUNE 21, 2005**

**MEMBERS IN ATTENDANCE**

Michael P. McKie  
Philip A. Yocum, Alternate  
Jeffrey A. Laudenslager  
Nancy Boothe Higgins  
James J. O'Brien, Chairman  
Dean K. Diehl, Jr.  
Paul D. Spiegel

**TOWNSHIP OFFICIALS**

Richard J. Craig, Township Engineer  
Dr. Robert White, Supervisor  
Sharon Lynn, Township Manager

1. The meeting was Called to Order at 7:03 PM by Jim O'Brien with a welcome and invitation to PLEDGE ALLEGIANCE TO THE FLAG.

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

3. Phil Yocum was named voting Commissioner for the meeting with the absence of Bob Little.

4. MINUTES

MOTION: To approve the Minutes of 5/10/2005 by adding Bob White's name to the list of Township Officials in attendance.

ACTION: Diehl/Spiegel (7-0).

5. Initial Submissions

A. Initial Sub division Plan for two residential lots for Paul Lanni located at 1239 Ashbridge Road.

B. Initial Land Development Plan for two 24,000 sq. ft. office Buildings for DiRocco Brothers located at 838 Lincoln Ave.

C. Initial Land Development Plan for a 6,000 sq. ft. building addition for John Dulin and Robert Delphas located at 706 Old Westtown Road.

D. Initial Subdivision Plan for 25 residential lots for the Jerrehian General Partnership located north of the Route 322 bypass and west of North Penn Drive.

E. Initial Land Development Plan for a 5,600 sq. ft. building addition for Cephalon, Inc. located at 201 Brandywine Parkway.

6. Final Land Development plan for 212,800 square feet of industrial buildings for Keystone Community Alliance located at 831 Lincoln Avenue.

Senya Isayeff was present for the Plan. He mentioned the lack of the Permit from the Conservation District. There are no contamination issues.

MOTION: To recommend approval of the Final Land Development Plan for 212,800 sq. ft. of Industrial Condo buildings pending the arrival of the NPDES Permit.

ACTION: Higgins/Spiegel (7-0).

7. Final Land Development Plan for a 10,505 sq. ft. warehouse building addition for Beemer Precision located at 1040 Andrew Drive. This Plan is complete, meets all Township Ordinances except the arrival of the letter of adequacy and the MPDES Permit.

MOTION: To recommend approval of the Final Land Development Plan for Beemer Precision pending the arrival of the letter of Adequacy and the MPDES Permit.

ACTION: Laudenslager/Diehl (7-0).

8. Discussion of request from Bohler Engineering, Inc. for modification of approved land development plan for Applebees Restaurant. Bohler Engineering, Inc. has noticed a discrepancy in the dimensions of the building and the requirements by the parent company. The differences are insignificant and by consensus deemed **diminimus** by the Commission.

MOTION: To recommend approval of the "diminimus" dimension change for Applebee's. These discrepancies can be noted "as built" at the conclusion of construction.

ACTION: Laudenslager/ Diehl (7-0).

9. Discussion of proposed changes to the Subdivision of Land Ordinance, Chapter 72, Sections 72-6, and 72-43 regarding reimbursement for professional consultants fees.

MOTION: To recommend approval the the changes to the Subdivision of Land Ordinance in regard to reimbursement for professional consultant fees.

ACTION: Spiegel/ Laudenslager (7-0).

10. Discussion of proposed changed to the Zoning Ordinance, Chapter 84, regarding a new single family attached dwelling overlay district.

There was a discussion about creating an R-5 Zone. An application of this change could impact the Coopersmith Park and Margarita's. There must be a clause insisting upon Open Space.

MOTION: To recommend approval of a new zone for a Single Family Attached dwelling overlay district.

ACTION: Spiegel/Laudenslager (5-2). Diehl and Higgins Nay.

12. Discussion of proposed changes to the Zoning Ordinance, Chapter 84, Sections 84-9, 84-12, and 84-15 regarding noncommercial athletic courts.

MOTION: To recommend approval of the language providing for noncommercial athletic courts.

ACTION: Spiegel/Diehl (7-0).

13. There were no Committee Reports.

14. The Floor was opened for Public Comment. There were none.

15. MOTION: To adjourn the meeting at 9:17 PM.

ACTION: Spiegel/Diehl (7-0).

Respectfully submitted,

Nancy Boothe Higgins  
Secretary