

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
AUGUST 16, 2005**

MEMBERS IN ATTENDANCE

Michael P. McKie
Jeffrey A. Laudenslager
Nancy Boothe Higgins
James J. O'Brien, Chairman
Robert B. Little
Paul Spiegel

TOWNSHIP OFFICIALS

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

1. The meeting was called to order by Jim O'Brien, Chm., at 7:00 PM with a call for THE PLEDGE OF ALLEGIANCE TO THE FLAG.

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

3. MINUTES

The Minutes from 7/19/2005 were tabled from the last meeting to give members a chance to read them. They will be voted on at the September meeting.

4. Final Land Development Plan for a 16,800 sq. ft. manufacturing facility and office addition for O'Rourke Steel located at 992 South Bolmar Street.

Andrew Eberwein was present for the plan.

There were a few questions about parking and space for truck traffic.

MOTION: To recommend Approval for the Plan for a manufacturing facility and office addition.

ACTION: Little/Laudenslager (5-0).

5. Initial Submissions

A. Initial Subdivision Plan for a lot line change for Michael J. Hazley, Inc. located at 1001 North New Street.

6. Discussion of proposed changes to the Subdivision and Land Development Ordinance, Chapter 72, sections 72-13, 72-14 and 72-15 regarding Plan Approvals and changes to the Zoning Ordinance, Chapter 84, section 84-70 regarding procedures for filing petitions to rezone.

The changes are clarification of procedures of review and decision notification. The changes to the Zoning Ordinance specifically notes Petition, Application to rezone, filing to Township Secretary with requisite filing fee and appropriate information as to title owner, equitable owner, exact location, tax parcel number, and metes and bounds description. Also the identification of the present zoning and a narrative description of the improvements thereon and the present use thereof which shall specify in each instance the square footage area of all existing improvements and all proposed improvements, including buildings, structures and street improvements.

MOTION: To recommend approval of the Ordinance Changes.

ACTION: Little/Laudenslager (6-0).

7. Rite Aid requesting a Zoning change involving C-2 and C-1R to be combined and Zoned C-1 with their Conditional Use Application.

Joseph P. Orsatti, Jr., William J. Brennan, and George Spaeder were present for this Zoning Change.

The site nets out as 1.17 acres when cleaned up which is 11,207 sq. ft. George Spaeder spoke about the Environmental Clean-Up and Bids for demolition. There will be a "monitoring well" for 8 quarters.

MOTION: To recommend approval of the Zoning Ordinance Change.

ACTION: Little/Higgins (6-0).

8. Discussion of a Conditional Use Application by Cellco Partnership d/b/a Verizon Wireless requesting approval for the co-location of a wireless communications facility on an existing wireless communications tower located at 1025 Paoli Pike.

MOTION: To recommend Approval of a Conditional Use for co-location of a communications facility on a wireless communications tower for Verizon Wireless.

ACTION: Little/Laudenslager (6-0).

9. Committee Reports and Information

Bob Little spoke about Westtown Road and Old Westtown Road

which is zoned R-3.

Michael McKie agreed to E-Mail Bob Thompson and Eleanor Taylor re: the need for a ramp. A traffic study will be needed. QVC and Pulte Homes should be willing to contribute toward this expense.

10. The Floor was Opened for Public Comments. There were none.

11. MOTION: To Adjourn at 8:00 PM.

ACTION: Little/Spiegel (6-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary