

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
OCTOBER 18, 2005**

MEMBERS IN ATTENDANCE

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

TOWNSHIP OFFICIALS

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

1. The Meeting was called to order at 7:00 PM by Jim O'Brien, Chairman, with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The floor was open for public comment. There was none.

3. Phil Yocum was named voting commissioner for the meeting in the absence of Robert Little.

4. MINUTES

MOTION: To approved the Minutes of 10/18/2005 as submitted

ACTION: Spiegel/Diehl (7-0).

5. Final Subdivision Plan for an office/warehouse condominium for deAntonio Group of Delaware located at 1041 Andrew Drive. James S. Lees, Jr. was in attendance for the plan. The internal lease lines are the only changes.

MOTION: To recommend approval of the Final Subdivision for deAntonio Group of Delaware.

ACTION: Diehl/Spiegel (7-0).

6. Initial Submissions

A. Initial Land Development Plan for a bank for Fulton Financial Corporation located at 1201 West Chester Pike. The placement of entrances and exits were discussed.

B. Initial Land Development Plan for a 1,222 square foot building addition for Pat's Pizzeria located at 1149 West Chester Pike.

7. Discussion of a Condition Use Application by Pulte Homes of PA requesting approval to use a Flexible Design Option for subdivision and development of 530 single family residences located across various tax parcels between Pottstown Pike, Greenhill Road, Phoenixville Pike and SR 0322.

Ray Grochowski, Lisa Thomas, and Louis Colagreco, Jr. were present for the Discussion. Michael A. Pillagalli and Robin Murlless were present as interested parties. A question whether Michael was wearing the Parks and Recreation Hat or Historical Committee. He said both affiliations.

The size of the land around the Mansion House was discussed. A five acre dedicated trail was suggested. The Pulte folk mentioned that that there are eleven endangered plants and that they planned to to protect the serpentine barrens. A boardwalk with hand rail was requested as a safer way to inspect

the serpentine quarry and the barrens. There will be more meetings about the Conditional Use Application

MOTION: To recommend approval of this concept for Conditional Use. There will be more recommendations as details develop.

ACTION: Spiegel/Laudenslager (7-0).

7. COMMITTEE REPORTS AND ANNOUNCEMENTS

The resume of a new Planning Commissioner has been announced. He will be coming aboard in January as the alternate. Phil Yocum was asked to step in the opening position of the Planning Commission to fill the vacancy left by Robert Little. A nomination committee will be named in November to submit a slate of officers for 2006.

8. MOTION: To adjourn the meeting at 8:41 PM.

ACTION: McKie/Yocum (7-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary