

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 26, 2011**

Planning Commission – Jeffrey Laudenslager, Jim O'Brien, Sal Triolo, Carrie Martin, Robert Holland, John T. Wildrick, and Jeffrey Lieberman

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer
Diane E. Clayton, Secretary

Chairman, Jeffrey Laudenslager, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, April 26, 2011 at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. There being none, the Chairman called for approval of the Minutes from the February 15, 2011 meeting. On motion made by Jim O'Brien and seconded by Carrie Martin, the minutes were approved unanimously 7:0.

Final Land Development Plan:

Chester County Hospital – North Tower

Location: 701 E. Marshal Street

Represented By: Perry Pepler, CCH; Patrick Spellman, P.E., Yerkes Associates Inc.

The land development proposes a 24,600 square foot building addition. The proposed building rests in both West Chester Borough and West Goshen Township. Jeff Lieberman inquired if any modification to parking were necessary due to the expansion. Mr. Craig informed him that the existing parking already exceeds our requirements. A motion was made by Jim O'Brien and seconded by Sal Triolo that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously, 7:0.

Zoning Text Amendment:

Applicant: West Chester University
Location: 114 West Rosedale Avenue

Represented by: Brian L. Nagle, Esquire; Seth Beaver, Century Engineering; Hal Dean, West Chester University, Project Manager

The proposed ordinance would permit, and provide area and bulk regulations for, a utility facility to service a building or buildings used for an educational use. The utility facility would require conditional use approval. Mr. Nagle explained that the University has designed and installed a geo-thermal system. The University plans to consolidate 3 lots, making one 1.9 acre conforming lot, located at 114 West Rosedale Avenue, on which the pump house structure will be located. The pump house structure itself requires zoning approval. Questions were raised by the Board regarding noise levels associated with the pump house. Mr. Nagle replied that all sound will be below the required levels stated in the Township Code. A motion was made by Sal Triolo and seconded by John Wildrick that the ordinance be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously, 7:0.

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Committee Reports:

There were no reports presented. The Chairman opened the floor for public comment but there was none.

There being no further business, on motion by Robert Holland and seconded by Sal Triolo, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Diane E. Clayton
Secretary