

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
July 13, 2005**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Edward G. Meakim Jr., at 4:03 p.m. on Wednesday, July 13, 2005, at the West Goshen Township Administration Building. All members were present. Mr. Meakim opened the meeting with the Pledge of Allegiance to the Flag.

Mr. Meakim opened the floor for public comment. No comments were made.

Dr. White announced that the Board of Supervisors met in Executive Session on June 28, 2005, to discuss personnel matters and on July 7, 2005, to discuss legal issues.

Ms. McIlvaine announced the appointment of Ms. Megan M. Zug as a regular member of the Park and Recreation Board. Ms. McIlvaine said that Ms. Zug is currently on the Board of the Friends of West Goshen Parks. She said that it is a requirement that one of the officers of the Friends of West Goshen Parks be a member of the Park and Recreation Board and that this appointment will fulfill that requirement.

Ms. Diane Clayton, Assistant Zoning Officer, announced that the West Goshen Township Zoning Hearing Board will conduct a public hearing on Wednesday, July 20, 2005 at 7:00 p.m. at the Township Administration Building. ZHB 05-05: The applicant is H. A. Steen Industries, Inc. t/a Steen Outdoor Advertising, 3201 South 26th Street, Philadelphia, PA 19146. The legal owner of the property is William Freas, 211 Carter Drive, West Chester, PA. The property for which the application is filed is located on the south side of Route 202 By-Pass and abuts Snyder Avenue to the east and west and is zoned I-2 Light Industrial District. The applicant seeks the following variances and relief in order to erect 2 outdoor advertising signs with a total of 4 faces: a.) A variance from the definition of Billboard which restricts billboards to an area of less than 150 square feet, b.) A variance from the definition of Billboard which only allows one billboard (one face), c.) A variance from the requirement that the billboard face on-coming traffic. In the alternative Steen challenges the validity of Section 84-52.B(1) and states the following: a.) The ordinance is an unlawful restriction of permitted political and other non-commercial speech, b.) The ordinance is invalid in that it so restricts the spacing and size of billboards as to exclude commercial and non-commercial billboard uses, c.) The ordinance is invalid in that there is no rational planning reason for its restriction of one billboard on any tax parcel and its restriction of billboards to one sign face per structure with a maximum area of 150 square feet, d.) The ordinance is invalid as spot zoning in that it purports to allow billboards in the I-1 and I-2 Districts but then further limits the location of billboards to Route 202 and then to an area of Route 202 by the use of spacing requirements.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved the Board of Supervisors minutes from June 8 and June 22, 2005.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the Treasurer's Report dated June 30, 2005 for the General Fund, the Sewer Revenue Fund, the Waste and Recycling Fund, and the Capital Reserve Fund, as well as the bills to be paid from the General Fund, the Sewer Fund, the Capital Reserve Fund, and the Waste and Recycling Fund.

Sgt. William C. Camlin gave the Police Report for the month of June 2005.

Mrs. Evelyn Baker, 900 Sheridan Drive, asked how many of the alarms in the police report were valid and Sgt. Camlin answered that there were 116 alarms but that he did not have a breakdown of those that were false and those that were valid. He said that the number of alarms in June 2005 were down by 140 from June 2004.

Mr. John R. Beswick, Jr., Building Official, gave the Fire Marshal Report for the month of June 2005. Mr. Beswick also gave the report for Goshen Fire Company and for Good Fellowship Ambulance.

Mr. Beswick, gave the Building Inspection Activity Report for June 2005.

Mrs. Baker asked how many single family permits were issue in June and Mr. Beswick replied that no permits were issued for single family homes.

The following bid for the 2005 Street Resurfacing was opened and read by Mr. Richard Craig, Township Engineer:

Vendor	9.5 mm PG 64-22 Wearing Course In-Place)	Unit Price	Total Amount of Bid
Allan A. Myers P. O. Box 98 Worcester, PA 19490	2,300 Tons	\$70.00	\$161,000

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved rebidding for the 2005 Street Resurfacing and for the 2005 Base Reconstruction for which no bids were received.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 18-2005 setting the date of July 27, 2005, for a Public Hearing to consider amending the Code of West Goshen Township, Chapter 84, by creating a new R-3.A Single Family Attached Dwelling Overlay District which permits Single Family Attached Dwellings on certain parcels of property in the existing R-3 Zoning District.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 19-2005 setting the date of August 10, 2005, for a Public Hearing for Jerrehian/Pulte Homes to consider a text amendment to the West Goshen Township Zoning Code to revise the definition of Country House Estate, to adjust the amount of land required for Country House Estate, to add a section for Flexible Design Option use in the R-3 District and to set forth the requirements for the Flexible Design Option.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved Resolution 20-2005 setting the date of August 10, 2005, for a Public Hearing to consider an application from Brian M. and Ellen McFadden to change the zoning of parcels 52-5F-28 and 52-5F-21 from C-2 to C-1 and to amend Section 84.18G to read "mini-warehouse".

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved a Final Land Development Plan for a 10,505 square foot warehouse building addition for Beemer Precision located at 1040 Andrew Drive. Mr. Gian C. Singla, P.E., from Conver and Smith Engineering, Inc. was present to represent the plan.

Mr. Meakim opened the floor for public comment.

Mr. Charlie Fisk, 901 Pine Valley Circle, said that he was present to represent the West Chester Starz Little League. He asked that the West Chester Starz be included in the discussion about field use when the contract with the East Side and West Side Little Leagues expires. Dr. White said that the Board will take the request under advisement.

There being no further business, on motion by Mr. Meakim, seconded by Dr. White, the meeting was adjourned at 4:19 p.m.

Respectfully submitted,

Sharon Lynn
 Township Manager

**West Goshen Township
Supervisor Hearing
July 13, 2005**

S-03-05

Supervisor Hearing S-03-05, which was continued from April 27, 2005, was called to order by Chairman Edward G. Meakim at 4:28 p.m. All members were present.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. Ms. Mary Ann Rossi, Esquire, was present to represent the applicant. The hearing was for the consideration of the application of West Chester University of Pennsylvania, who is the owner of a 172.774 acre tract of land which is located on the east side of South New Street behind the Sturzbecker Health Science Center in West Goshen Township. The property is used as the University's athletic fields. The applicant intends to install new field lighting for use of the multi-purpose athletic fields during evening hours and requires Conditional Use approval from the Board of Supervisors pursuant to Section 84-57.10.7 of the West Goshen Township Zoning Ordinance to do so. The University is requesting to use the lights beyond 10:00 p.m. until 12:00 a.m. any day of the week.

See Court Reporter's Transcript

The applicant requested a continuance of the hearing to July 27, 2005, in order to turn the field lights on for approximately one hour so that they could be studied by West Chester University's lighting consultant, Musco Lighting.

At 4:35 p.m. the hearing was continued to a date certain of July 27, 2005.

**West Goshen Township
Supervisor Hearing
July 13, 2005**

S-05-05

Supervisor Hearing S-05-05, which was duly advertised, was called to order by Chairman Edward G. Meakim at 4:35 p.m. All members were present.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. The hearing was for the consideration of Ordinance 05-2005, amending the West Goshen Township Subdivision and Land Development Ordinance, which is codified as Chapter 27 of the Code of the Township of West Goshen, by amending Section 72-6 to add a definition for Professional Consultants and Section 72-43 regarding reimbursement for Professional Consultants' fees, applications, inspections and filings.

See Court Reporter's Transcript

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved Ordinance 05-2005, amending the West Goshen Township Subdivision and Land Development Ordinance, which is codified as Chapter 27 of the Code of the Township of West Goshen, by amending Section 72-6 to add a definition for Professional Consultants and Section 72-43 regarding reimbursement for Professional Consultants' fees, applications, inspections and filings.

The hearing ended at 4:39 p.m.