

**East Nottingham Township  
Planning Commission Minutes  
February 2, 2004**

The regular monthly meeting of the East Nottingham Township Planning Commission was held in the Township Building on February 2, 2004. (Due to inclement weather, the previously scheduled meeting was rescheduled). Those present were: Planning Commission Members, Chairperson Marianne Russo, Vice-Chairman Joseph R. Bauer, Thomas J. Olivieri, Michael Rebert, Alvin Miller, Zoning/Subdivision Officer, Kathryn Kovach; Supervisors Samuel A. Goodley and David Shelton, and numerous guests.

The meeting was called to order at 7:00 p.m. by Chairperson Marianne Russo.

The Pledge of Allegiance was led by the Vice-Chairman.

On motion by Thomas Olivieri, seconded by the Vice-Chairman, the agenda for the February 2, 2004 meeting was approved as presented.

The Chairperson asked for public comments on agenda items and received none.

On motion by the Vice-Chairman, seconded by Thomas Olivieri, the minutes from the December 22, 2003 Regular Meeting were approved.

On motion by Thomas Olivieri, seconded by the Chairperson, the minutes from the January 6, 2004 were approved. The Board voted to approve the minutes, with the exception of Alvin Miller. Alvin Miller voted "no".

**Ordinance Review**

Retirement Villages/Special Exceptions – Thomas Olivieri stated that if the township added retirement villages in the R-1 district, an exception could be made to the lot size. The lot size for retirement communities could be reduced to 7500 sf. The only change would be the depth of the lot. Alvin Miller mentioned the need for sprinkler systems. Marianne Russo stated that the Board should look at Penn Township, Kennett Township and Ware Village. She suggested that the Board should also observe the new Jenner's Pond and Penn Township's approach to the concept of retirement villages.

Kathy Kovach will contact Penn Township to request a copy of their ordinance regarding retirement villages. She will also invite the township supervisors to the Planning Commission meeting to discuss their views on this subject.

Jim Arnold stated that he is in support of the concept. He discussed Ovarions in Penn Township and other surrounding areas. He stated that the lot sizes ranged from 6500-7000 sf.

Impact Fees – Alvin Miller contacted one of the School Board members and stated that the school can't impose an impact fee, but the township can impose a fee. Thomas Olivieri stated that he would like the Board to look at the traffic impact fee in the MPC book and form a committee (Impact Fee Advisory Committee). He also has sample impact fee ordinances from other townships. We are waiting for the PSATS ordinance.

Fire Ordinance – Response letter from Chief Fire Marshal Harrison Holt and copies of the fire ordinance, with Mr.Holt's notes, were distributed to the members. Members are to review the documents and Rich Terry, from the Union Fire Company, will attend the next meeting (2/23/04).

**Subdivision/Land Development Plans:**

**Clyde Cameron – 2 Lot Subdivision – Graves Road; 2.24 acres; Final Plan**

A waiver request letter was presented to the Board. The following actions were taken regarding the waiver requests:

Section 403.04.I – No action.

Section 502.11A - No action.

Section 403.04.R and Section 508 - No action

Motion by Thomas Olivieri, seconded by Alvin Miller, to take no action until the Township receives a response from the Soil Conservation District.

**Brown Partnership – 8 Lot Subdivision (3 existing); South Side of Wilson Mill Road 800' E/O Reedville Rd.; 5 units; 139.87 acres; Government Specialist, Inc. (Consultant) Preliminary Plan**

Spence Andress addressed the comments in Ron Ragan's review letter. No new building lots are being created and all lots being created will be combined with other existing or proposed lots to create larger existing parcels. Ron stated that the language should be changed – Note 1 on Sheet 1 should be expanded. If any of the lots are to be used as separate stand-alone building lots, a new subdivision conforming to the East Nottingham Township Subdivision Land Development Ordinance must be submitted.

Motion by the Vice-Chairman, seconded by Thomas Olivieri, to take no action on the plan pending a letter from the Township Solicitor.

**Liz Miller Farm – Preliminary Plan– 124 Lot Subdivision - SW quadrant of intersection of Fulton & Hickory Hill Road; 80.42 acres; Keystone Custom Homes**

Motion by the Chairperson, seconded by the Vice-Chairman, to take no action on this plan.

**Hopewell Ridge – Final Plan – 29 Lot Subdivision Plus Parcel A – 1502 Forge Road at Lees Bridge Rd intersection; 65.7 acres; Keystone Custom Homes**

Motion by the Chairperson, seconded by the Vice-Chairman, to take no action on this plan.

**Hickory Hill Road Tract I Preliminary Plan -211 Lot Subdivision; Hickory Hill Road and Oxford-Elkdale Rd. , 151.6 acres; Brandolini Companies**

On behalf of Brandolini Companies, Jack Wuerstle, Dan Wright, Sean McCauley and Shawn Gallagher made a presentation.

The outstanding issues are (1) sewer and (2) they haven't received County approval ("adequate") letter for E&S. Regarding the sewer issue, Brandolini met with the Oxford Area Sewer Authority ("OASA") to discuss the construction, operation and dedication of an onsite treatment and disposal facility. There will be another meeting on Thursday. They are preparing an agreement which would provide for the construction and operation of the treatment plant and its dedication to the OASA. The agreement will be provided to the Board upon completion. OASA will accept dedication of the onsite facility so long as the facility is constructed in accordance with OASA specifications.

The applicant is in the process of working with DEP. DEP will be visiting the site at the end of February and March to test the property to the East. There will be a stand-alone system. They have more than enough to meet needs for this property. No commitments yet - they have to see what soils will work and it will determine what is left and where it is. Mr. Wuerstle referenced the OASA operating regulations which require the OASA to accept dedication on the system as long as it meets the OASA specifications. Mr. McCauley stated that they believe those requirements are met.

There is 45- 47% of land reserved in open space. A trail system was created to connect the areas. Dan Wright has prepared an open space management plan.

Regarding the E&S plan, Chester County Conservation District ("CCCD") sent an "inadequate" letter. Applicant is seeking preliminary plan contingent upon a letter of adequacy from CCCD. Brandolini believes that the comments in the letter do not affect layout or the design of the project. The swales, discharge, road and driveway locations are not affected either.

Motion by Thomas Olivieri, seconded by the Vice-Chairman to take no action on the plan. No preliminary plan approval until the CCCD adequate letter is received. It was noted that an extension letter is needed.

**Cooper Farm – Phase II – Final Plan – 17 Lot Subdivision; 38 Units – Intersection of Mt. Pleasant & Waterway Road; 58.66 acres; Greenpoint Farms c/o Beiler Campbell Realtors (Cedar Knoll Builders)**

Extension letter and Ron's review letter were presented to the Board. Chairperson read the extension letter. The extension runs through and includes the date of April 13, 2004. Motion was made by Alvin Miller, seconded by Thomas Olivieri, to accept the extension. Alvin stated that he would like to see a note on the plan regarding the number of building permits to be issued. He wants a note similar to the note placed on the Twin Ponds plans.

**Elkdale Development – Preliminary Plan – Little Elk Creek Road & Oxford Rd. – 83 houses, 2 existing dwellings; 69.3 acres Jahan Sheikholeslami**

Motion by the Vice-Chairman, seconded by the Chairperson, to take no action.

**Shepherd Farm Preliminary Plan- 123 single family homes plus 2 lots; Twin House Rd. & Oaks Rd; 80.778 acres; Ryan Homes**

Motion by the Chairperson, seconded by the Vice-Chairman, to take no action.

**Reserves of Dunlap Preliminary Plan 111 Lot Subdivision – Twin House Road, Barnsley Road; 73.96 acres; Ryan Homes**

Jim Hillard made a presentation to the Board. The revised plans still represent sidewalks outside the right of way – action will need to be taken on that waiver for the plan to move forward. Applicant has now received the adequate letter from Chester County Conservation District and NPDES permit has been issued. They need PennDot approval for improvements to Barnsley Road. Also, they need to submit to PennDot for the road widening. They will submit an application in the next month.

Jim explained that they have proposed a deceleration taper at the western entrance to the townhouse development and a deceleration lane at the entrance to the single family homes off of Barnsley Road. The deceleration taper at the western entrance to the town house development has been eliminated because of possible conflicts with the utilities on the neighboring properties. He stated that, in response to Ron's review letter, the radius has been widened to 40' (instead of the taper).

Motion by the Vice-Chairman, seconded by the Chairperson, to approve the preliminary plan. Marianne noted that a contribution should be requested toward the improvement and installation of a traffic signal at the Barnsley Road and Baltimore Pike intersection.

There is a pending waiver request before final plan approval regarding sidewalk and right of way issue – need language put onto the plan as to where the sidewalks will be.

**Lawrlane Farms – Preliminary Plan - 72 Lot Subdivision – S/S Waterway Rd., Mt. Pleasant Rd., and Fifth Street Rd.; 107 acres; Rouse Chamberlain Homes**

Motion by the Chairperson, seconded by the Vice-Chairman, to take no action.

**Meadowview Estates Preliminary Plan– 134 Lot Subdivision w/47 lots in ENT – Wedgewood Rd/bypass off of Locust (across from Gray Farm); 111 acres total w/28.5 acres in ENT; Frost Development Company**

Motion by the Vice-Chairperson, seconded by Thomas Olivieri, to take no action.

**Lewis Tract Preliminary Plan - 14 Lot Subdivision – Reedville & Wilson Mill Roads; 16.60 acres**

Motion by the Chairperson, seconded by the Vice-Chairman, to take no action.

**Ruth Coldiron Preliminary Plan – 7 Lot Subdivision – East side of Wickersham Rd. South side of Market St. (in ENT and Borough) 6.1 acres**

Motion by the Vice-Chairman, seconded by the Chairperson, to take no action.

**Sam McMichael Land Development Plan**

Motion by Alvin Miller, seconded by the Vice-Chairman, to take no action.

**Jordan Manor (Tigue Farm) – 170 Lot Subdivision – Little Elk Creek Road and Fifth Street Road; 250 acres; Edward B. Walsh & Associates, Inc. Preliminary Plan**

Thomas Olivieri would like to ask the Tiges to reconsider submitting a cluster plan for the site (preferably, the cluster plan that was previously presented to the Board). No representatives were present at the meeting. The Board received a review letter from Ron Ragan.

A motion was made by the Chairperson, seconded by Thomas Olivieri, to authorize Kathy Kovach to write a letter to the development group requesting them to reconsider submitting a cluster plan (their original proposed sketch).

**Correspondence**

A Chester County Planning Commission newsletter was received. Discussion took place regarding the cluster subdivision design guide tour. Chester County Planning Commission Publications “Amendment to Landscapes”, “Landscapes Index 2003” and “Chester County Profile 2002” were also received.

**Planning Commission Members**

Marianne Russo stated that she would like the Board members to visit the sites at the preliminary stage. Discussion took place regarding the implementation of a procedure. During the application process, a letter should be sent to the applicant informing them that the Planning Commission members will be visiting their property.

The Elkdale Green Development will be visited by some members during the upcoming weekend.

**Visitors**

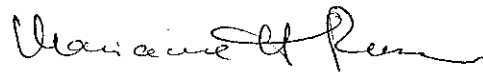
Dave Shelton stated that the bridge at the Shepherd Farm needs to be widened.

Being of no further business, on motion by the Chairperson, seconded by the Vice-Chairperson, the meeting was adjourned at 10:00 p.m.

Respectfully Submitted,

Kathryn Kovach  
Planning Commission Secretary

APPROVED:  
Date 2/23/04

  
Marianne Russo, Chairperson