

**East Nottingham Township
Planning Commission Minutes
March 22, 2004**

The regular monthly meeting of the East Nottingham Township Planning Commission was held in the Township Building on March 22, 2004. Those present were: Planning Commission Members, Chairperson Marianne Russo, Vice-Chairman Joseph R. Bauer, Thomas J. Olivieri, Michael Rebert, Alvin Miller, Percy Reynolds, Zoning/Subdivision Officer, Kathryn Kovach; Supervisors Samuel A. Goodley and David Shelton, and numerous guests.

The meeting was called to order at 7:10 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 March 22, 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 February 23, 2004 Regular Meeting were approved.

Ordinance Review

Sprinkler Ordinance

Dwight Yerger, Code Administration Officer/Fire Marshal from West Whiteland Township accepted an invitation to speak to the Board. He described the sprinkler requirements in West Whiteland Township. Their sprinkler ordinance took effect in 1989. Prior to 1989, sprinklers were not required. Sprinklers are required in commercial buildings over 5000 sf. Statistics show that the losses to the building are very rare with a sprinkler system, as long as the valves are on.

West Whiteland's population is 18,000. They have one volunteer fire company. They have a lot of townhouses, one acre homes, and 40% of the residential areas are sprinklered. The township felt the only way to protect their citizens was to have sprinkler systems in residences. Built-in fire protection gives a longer response time because the sprinkler system is already working on the fire. They are fighting the fire while the fire company is coming. There is a 90% survival rate in the room of origin.

Discussion took place regarding freeze-ups. He stated that freeze-ups occurred because homeowners were doing renovations to their houses. Piping was eliminated in the attics to reduce freeze-ups. Alvin Miller inquired about dry systems. Dwight replied that no head was approved for the dry system for residences.

Dwight explained that the Township sends postcards to their residents (who have certificates of occupancy) to remind them to have their sprinkler systems inspected. Sprinkler contractors are usually the inspectors.

Kathy Kovach will send a copy of the fire related ordinances from the Building Code to Percy Reynolds.

Impact Fees

Motion by Michael Rebert, seconded by the Vice-Chairman to "keep the work in-house". The Board members agreed that the solicitor should be requested to prepare the traffic impact fee ordinance.

Motion by Thomas Olivieri, seconded by Michael Rebert, to authorize Michael and Ron to research traffic impact areas and draft an estimate of costs associated with establishing the areas. The Chairperson also stated that an Impact Advisory Committee will need to be formed.

Subdivision/Land Development Plans:

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

Extension letter was read by the Chairperson. Motion by the Vice-Chairman, seconded by the Chairperson, to accept the extension for 60 days. This extension runs through and includes the date of June 26, 2004. Motion by Vice-Chairman, seconded by Percy Reynolds to take no action.

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

Motion by Thomas Olivieri, seconded by the Vice-Chairman, to approve the preliminary plan with a condition. The condition was that the language will be added onto the plan. The Solicitor approved the language in the Declaration. The Solicitor's letter approving the language in the Declaration was presented.

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

Extension letter was read by the Chairperson. Motion by Percy Reynolds to accept 90 day extension, seconded by Alvin Miller. This extension runs through and includes the date of July 28, 2004.

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

Dan Errett requested that the Board consider a conditional final plan approval. He stated that they have responded to all comments and have a clean letter on zoning issues. They are currently waiting for DEP approval for the planning modules.

Ron Ragan stated that he spoke to Chris Strohmaier from Chester County Conservation District. He indicated that he won't be able to arrange a field inspection until the end of March or early April.

The old Phil Hayes subdivision plan was reviewed by Alvin and the members. Kathy Kovach will continue to search for the other subdivision plan.

Motion by Percy Reynolds, seconded by Michael Rebert to approve the plan with two conditions: (1) receipt of the PennDot permit and (2) DEP approval of planning modules. Motion by Vice-Chairman, seconded by Chairperson, to accept extension letter. This extension will run through and include the date of May 24, 2004.

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

Extension letter was read by the Chairperson. Motion by Vice-Chairman, seconded by Alvin Miller to accept extension letter. This extension will run through and include the date of May 24, 2004.

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)

Spence Andress discussed the engineer's review letter. He stated that they will offer an extension letter for the Board of Supervisors meeting. Motion by the Chairperson, seconded by the Vice-Chairman to accept the extension. This extension will run through and include the date of June 15, 2004. Motion by Thomas Olivieri, seconded by Percy Reynolds to take no action on the plan.

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

Extension letter was read by the Chairperson. Motion by the Vice-Chairman, seconded by Michael Rebert to accept the extension letter. This extension will run through and include the date of July 26, 2004.

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

Motion by Thomas Olivieri, seconded by Alvin Miller to grant a waiver from Section 507.01E for the lots on Twin House Road (lots 1-6). Motion by Thomas Olivieri, seconded by Alvin Miller to table the second waiver request – Section 502.14 (cul-de-sac length).

Jim Hillard stated that a sketch plan of the Decarlo property has been prepared and he will bring it to the next meeting. Jim also added that they are working on the perc tests but it will still be two months.

They are still waiting for Chester County Planning Commission approval letter. There will be no more engineer review letters until the planning modules and the E&S plan are submitted.

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

Jim Hillard stated that sewer/water connection issues and road widening on Barnsley Road were currently being worked out. No final plan submitted yet. No action.

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

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

A response letter was received from Concord Land Planners. Motion by Vice-Chairman, seconded by Michael Rebert to take no action.

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

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

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

Extension letter was read by the Chairperson. Motion by Alvin Miller, seconded by the Vice-Chairman, to accept the extension letter. The Board voted to approve the extension, with the exception of Thomas Olivieri. Thomas Olivieri voted “no”. This extension will run through and include the date of May 24, 2004.

SWC Baltimore Pike & Waterway Road

Parley Hess presented the E&S plan and a waiver request letter. He stated that the area is being filled in. They are in the process of bringing the material onto the site and compacting it. They want to continue to bring the material and place it as it comes in instead of stockpiling it. There is a temporary sediment trap there. They want to continue to grade, seed and clean up the site.

Ron Ragan offered a recommendation letter regarding land development. Discussion took place regarding the requirement of grading permits. Ron will bring materials to the work session meeting. Parley Hess stated for the record that they don't agree with the township's definition of “land development”.

The Members agreed to receive a grading plan and requested that Parley provide post construction and stormwater information to the township.

Waiver request was tabled until the next Board of Supervisors meeting. Motion by the Vice-Chairman, seconded by Alvin Miller to take no action on the waiver request and forward it to the Board of Supervisors.

Correspondence

Kathy Kovach provided copies of the Cluster Subdivision Design Guide to the Board.

Planning Commission Members

Michael Rebert suggested that new plans be assigned to a Member within the month between meetings. A checklist could be prepared and a detailed review provided to the Planning Commission. The Members agreed to have Kathy Kovach contact everyone when a plan is submitted to the Township. This will be on a three month trial basis.

Percy Reynolds spoke about the monitoring of projects in the township.

Motion by Chairperson, seconded by Vice-Chairman, to forward Ron's letter to the Board of Supervisors and recommend that they study the procedures at the next workshop meeting.

Visitors

No comments.

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

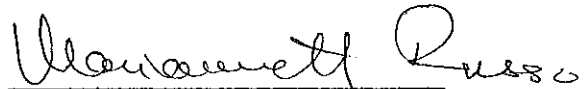
Respectfully Submitted,



Kathryn Kovach
Planning Commission Secretary

APPROVED:

Date 4/26/04



Marianne Russo, Chairperson