

**East Nottingham Township
Planning Commission Minutes
April 26, 2004**

The regular monthly meeting of the East Nottingham Township Planning Commission was held in the Township Building on April 26, 2004. Those present were: Planning Commission Members, Chairperson Marianne Russo, Vice-Chairman Joseph R. Bauer, Thomas J. Olivieri, 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 7:00 p.m. by Chairperson Marianne Russo.

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

On motion by Thomas Olivieri, seconded by Percy Reynolds, the agenda for the April 26, 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 March 22, 2004 Regular Meeting were approved.

New Appointment to Planning Commission

Clifford Lee was appointed as a new Member of the Planning Commission. The Oath of Office was read in its entirety.

Ordinance Review

Sprinkler Ordinance

Percy Reynolds stated that he reviewed the sprinkler ordinance which was presented at last month's meeting. He intends to meet with the Building Inspectors and Kathy Kovach to review the Code and present their findings to the Board.

Impact Fees

Ron Ragan and Mike Rebert met to discuss and review sample ordinances from other municipalities. They recommend that the Township adopt a resolution to establish a temporary impact fee without doing the analysis so that the committee and the fee would be in effect now. They also recommend that the Township hire a professional traffic engineer/consultant. A consultant could evaluate the intersections and sections of road to be eligible for the impact fee. The consultant fees could be paid for by the impact fee so that the Township can proceed forward. They discussed the districts (up to 7 square miles) and the formation of multiple districts in order to cover the entire township. GIS

data would be a helpful tool. Ron will send a clean copy of the West Brandywine ordinance (sample) to the Board and Township Solicitor.

Motion by Thomas Olivieri, seconded by the Vice-Chairman, to recommend that the Board of Supervisors hire a traffic engineer/consultant.

Composting Ordinance

Members received copies of the draft composting ordinance. They will review it and send a recommendation to the Board of Supervisors. Motion by the Vice-Chairman, seconded by Thomas Olivieri to table this matter until next month.

Subdivision/Land Development Plans:

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

Jahan Sheikholeslami and Ed Jefferis made a presentation. Jahan presented a model of the development and an open space concept booklet. Ron's review letter and Concord Land Planner's response letter was discussed.

Ed explained that the size of some of the open space areas is less than one acre. Applicant is requesting that the Planning Commission recommend to the Board of Supervisors that areas smaller than one acre are acceptable. Motion from Thomas Olivieri to recommend a waiver with the condition that the Roadmaster review the configuration. Motion did not pass.

Discussion took place regarding the active recreational areas. They have created active small recreational areas and they have been distributed throughout the development. The idea is to spread them around the houses so that all homeowners can use the areas and not have to drive to them.

Motion by Vice-Chairman, seconded by the Chairperson, to request that the Board of Supervisors use their discretion for allowing parks of less than one acre in the development. Motion did not pass.

Aye – Marianne Russo, Joe Bauer, Clifford Lee

Nay – Alvin Miller, Percy Reynolds, Thomas Olivieri

The density for the proposed development is 2.4 dwelling units per acre. They are proposing sidewalks at least on one side of the road. Landscape plan and internal trail system to be reviewed by Members for discussion next month.

Motion by Vice-Chairman, seconded by Thom Olivieir to table this matter.

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

Jack Wuerstle and Andrew Eberwein discussed the engineer's review letter dated April 22, 2004.

Discussion took place regarding the number of proposed cul-de-sacs (8 total). They will consider the elimination of four cul-de-sacs. They explained that four of the cul-de-sacs are crucial due to wetlands and the configuration of the site.

Rolled and slanted curbs were discussed. The applicant proposes curbs. On motion by Thomas Olivieri, seconded by Percy Reynolds, it was recommended to the applicant to use rolled curbs. All Members were in favor, with the exception of Alvin Miller. Alvin opposed this motion.

There are 19 separate stormwater detention facilities shown on the proposed plan. Ron recommends combining the basins to reduce the number of facilities. Applicant will consider his comment.

A community drip irrigation system, with a secondary system, is proposed (14 acres). Discussion took place regarding the system.

Motion by the Vice-Chairman, seconded by Percy Reynolds to take no action and table the matter. Thomas Olivieri opposed to tabling action on the matter.

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

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

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)

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

Meeting was adjourned for four minutes. Meeting resumed at 8:45.

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

Jack Wuerstle stated that the Chester County Conservation District adequate letter was received today.

On motion by Alvin Miller, seconded by Thom Olivieri, it was recommended that the plan receive preliminary plan approval with one condition. The condition is that Ron Ragan review the E&S plan and confirm that the revisions made did not alter or change the plan that was submitted to the Township for approval.

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 Vice-Chairman, seconded by Clifford Lee 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

Extension letter was read by the Chairperson. Motion by Vice-Chairman, seconded by Thomas Olivieri to accept extension letter. This extension will run through and include the date of August 20, 2004.

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

Motion by Vice-Chairman, seconded by Clifford Lee, to take 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

Motion by Percy Reynolds, seconded by Vice-Chairman, to take no action.

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

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

GER Building – Baltimore Pike

Jim Ferver presented a sketch plan. Discussion took place regarding the multiple uses on lots. The Board recommended that the Owner submit a subdivision plan to show the building on one lot. Owner needs to subdivide the property correctly and then Mr. Mulch can submit a land development plan. Subdivision needs to be done first, but both plans can be done simultaneously.

Barness Organization

On behalf of the Barness Organization, Randy Schauer presented the plan for a retirement village on the Lasko farm. No action was taken. Matter has been referred to the Township Solicitor.

Correspondence – A newsletter from Delaware Valley Regional Planning Commission was received.

Planning Commission Members

Percy commented on the community impact studies. He inquired as to whether or not the developers are addressing the schools, traffic, water, etc.. He wants to make sure the developers are addressing it. Joe Bauer stated that the Township retained Walter Leis to evaluate the water situation. Kathy Kovach will consult with the Township Solicitor regarding this issue.

Clifford Lee stated that he looks forward to working with the township.

Joe Bauer discussed extension letters.

Planning Commission Meeting Minutes

April 26, 2004

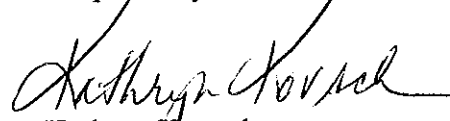
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Visitors

Mr. Ken Knapp commented on the plan reviews and acceptance of letters received the date of the meeting.

Being of no further business, on motion by Thomas Olivieri, seconded by Percy Reynolds, the meeting was adjourned at 9:50 p.m.

Respectfully Submitted,

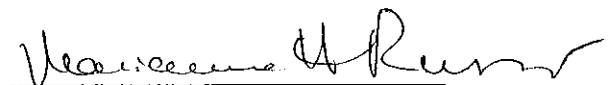
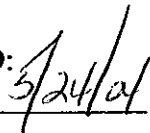


Kathryn Kovach

Planning Commission Secretary

APPROVED:

Date



Marianne Russo, Chairperson