

**East Nottingham Township  
Planning Commission Minutes  
June 28, 2004**

The regular monthly meeting of the East Nottingham Township Planning Commission was held in the Township Building on June 28, 2004. Those present were: Planning Commission Members, Chairperson Marianne Russo, Vice-Chairman Joseph R. Bauer, Alvin Miller, Michael Rebert, Clifford Lee, Thomas Olivieri, Zoning/Subdivision Officer, Kathryn Kovach; Supervisor David Shelton, and numerous guests.

The meeting was called to order at 7:07 p.m. by Chairperson Marianne Russo.

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

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

On motion by Thomas Olivieri, seconded by the Vice-Chairman, the agenda for the June 28, 2004 meeting was approved as presented.

On motion by the Vice-Chairman, seconded by Michael Rebert, the minutes from the May 24, 2004 Regular Meeting were approved.

**Ordinance Review**

**Zoning & Subdivision/Land Development Ordinance Amendments** – Discussion took place regarding the handouts and memo from David Sweet. Alvin Miller strongly disagreed with the process moving forward and wanted to wait for the Chester County Planning Commission comments to come back before the hearing. Ron Ragan described the process to the Members regarding the 247 Review and hearing procedures. No motion. The proposed amendment was received for discussion purposes and for recommendation at the July Planning Commission (regular) meeting. Also, the Vice-Chairman stated that the S/LD amendments are directly affected by our proposed zoning changes.

**Impact Fees**

Three traffic engineering firms will be interviewed and the Board of Supervisors will select one of the firms. This matter will be placed on the BOS agenda for next meeting.

**Composting Ordinance**

Kathy Kovach distributed copies of the Penn Township ordinance for discussion. Copies of Lower Oxford Township's composting ordinance will be obtained after their hearing.

**Fire Ordinance** – Percy Reynolds was not present. Therefore, this matter was tabled.

**Subdivision/Land Development Plans:**

**James Mark – E/S Barnsley-Chrome Road, S/O Twin House Road; 2.357 acres; sketch plan for new storage building**

Ed Jefferis explained that the location is the adjoining lot next to the storage facility. Jim Mark wants to continue the same use which will be next to the existing storage facility. He is proposing three buildings and wants to expand the current operation. Stormwater management was originally built for all the lots and he will get a SWNPDES permit. They will do some temporary control. Preliminary plan will be submitted next month.

**Glenn Freese – 2578 Forge Road – 2 Lot Subdivision; Final Plan**

Spence Andress discussed the revised final plan and Ron's review letter. Four waivers were requested and Ron does not oppose any waivers. The following motions were made regarding the waivers:

Section 302.01.5 – Motion by the Vice-Chairman, seconded by Thomas Olivieri, to grant the waiver on the condition that the Applicant add a note on the plan stating that Lot 1 cannot be further subdivided.

Sections 402.04.I & 502.11 – Motion by the Vice-Chairman, seconded by Thomas Olivieri to grant the waiver.

Section 402.05.I – Motion by the Vice-Chairman, seconded by Clifford Lee, to grant the waiver.

**Jordan Manor (Tigue Farm) – 165 Lot Subdivision – Little Elk Creek Road and Fifth Street Road; 250 acres; Edward B. Walsh & Associates, Inc. New Sketch Cluster Plan**

Jack Wuerstle presented a cluster sketch plan on behalf of the Tiges. There is a slight reduction of units. There are 165 lots (15,000 sf) depicted on the plan. The Vice-Chairman mentioned the active recreational areas. Andrew Eberwein described the tot lots and showed walking trails. There are areas being considered for the recreational areas. All cul-de-sacs have been removed. The community septic system is in the same location as shown on the previous plan. They want to provide public water, not be served by well, and are proposing a drip area. Alvin Miller inquired about homeowners associations. He made comments about curbs and gutters and his preference for a cul-de-sac instead of the 1.1 acre of open space (circle).

The Board preferred the sketch cluster plan and recommended to the Applicant to pursue the plan. Further, the Board recommended that the Applicant resubmit a revised plan with

a cluster design, not a new plan, and keep the same time frame. No additional fees or application is required. This will be considered a revised preliminary plan.

**Break at 8:35 p.m. to review ordinance amendments. Meeting reconvened at 8:50 p.m.**

**Woods at Nottingham – Wilson Mill Road – 16.1902 acres; 8 Lot Subdivision; Steve Frost (developer); New Preliminary Plan**

Ron's review letter was discussed. Motion by the Vice-Chairman, seconded by Thomas Olivieri, to table this matter.

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

Jahan Sheikholeslami presented the Open Space Management Plan and discussed the septic system. George Heiney, Esquire also explained the plan. There are 8.4 acres of active open space and a drip irrigation system. There are 11.9 acres of passive open space and 8 acres of agricultural land which includes the barn, shed and house. There are 200 trees proposed and scattered throughout the neighborhood.

Alvin raised questions regarding I-1 zoning and the upcoming zoning hearing. Mrs. Scheese, ENT resident, asked about the need for a traffic impact study and the future traffic impact to the area. Marianne Russo addressed some of her questions and explained that the intent of the township is to deal with individual developments and ordinances to help the system become more compatible with the future. The School District will have to look at the issue of getting buses into the proposed development on Little Elk Creek Road. Mr. Scheese was also concerned about the traffic on Little Elk Creek and Oxford Road. Joseph Bauer addressed him and explained that the school buses are trying to stay off the main roads. Again, it is a question to be handled by the School District.

**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**

Ron's review letter was discussed. No action.

**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. This extension runs through and includes the date of October 28, 2004. On motion by the Chairperson, seconded by the Vice-Chairman, the extension letter was approved and accepted.

**Shepherd Farm Preliminary Plan- 45 lots, 43 units plus existing farm; Twin House Rd. & Oaks Rd; 80.778 acres; Ryan Homes**

No action.

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

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.

**Correspondence** – None.

**Planning Commission Members**

The Members recommended to the Board of Supervisors the following amendments: (1) new Subsection 605.03 added to Article VI to the Subdivision and Land Development Ordinance; and (2) addition of a new Section 1708 to the Zoning Ordinance (Erosion and Sediment Control Permit). The new Section 1708 shall state that no more than 10 building permits shall be issued at any one time. Motion was made by the Chairperson and seconded by the Vice-Chairman to recommend both amendments to the Board of Supervisors.

**Recognition of visitors:** Mr. & Mrs. Scheese and Doug Ronallo voiced concerns regarding the Elkdale Green development and the upcoming zoning hearing.

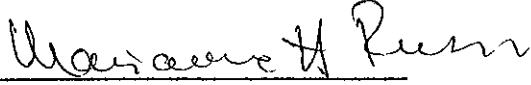
Being of no further business, on motion by the Chairperson, seconded by the Vice-Chairman, the meeting was adjourned at 10:00 p.m.

Respectfully Submitted,

Kathryn Kovach  
Planning Commission Secretary

APPROVED:

Date 7/26/2004

  
Marianne Russo, Chairperson