

East Nottingham Township
Planning Commission Meeting Minutes
May 23, 2005

COPY

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on May 23, 2005 at 7 pm. Those present were: Chairperson, Marianne H. Russo, Vice-Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Clifford Lee, Michael W. Rebert, Gene Turns, Walt Leis, Percy Reynolds and Planning Commission Secretary, PJ Scheese.

The meeting was called to order at 7:04 p.m. by Chairperson, Marianne H. Russo.

The Pledge of Allegiance was led by Vice-Chairperson, Joe Bauer.

A motion was made by Mike Rebert, seconded by Cliff Lee, to approve the agenda. The motion carried.

Aye: 7 Nay: 0

A motion was made by Joe Bauer to approve the April 25, 2005 minutes, seconded by Mike Rebert. The motion carried.

Aye: 7 Nay: 0

Erosion & Sedimentation Ordinance

Joe Bauer referred to the most recent ordinance submitted by the solicitor, Winnie Sebastian, and remarked that it did not look like the previous E & S Ordinance. His concern was that nothing in this version from our solicitor addressed commercial and industrial interests. Ron Ragan is to review this. Marianne has an older draft and asked for PJ to make copies for the PC members. A motion was made by Joe Bauer to table this issue, seconded by Cliff Lee. The motion carried.

Aye: 7 Nay: 0

Water Ordinance

Everyone had a copy of Winnie's letter saying the ordinance should be formatted to fit the Zoning Ordinance book. Walt remarked that other townships have similar ordinances formatted as stand alone ordinances. Joe said his only problem with stand alone ordinances is that they tend to get lost. Gene Boneker was asked to look into what other townships do.

Developments

Chamberlain/Nelson Partnership (the old school house on the corner of Twin House and Barnsley)

Don Taylor, Engineer, presented. This property was originally going to become an office building. Now the plan is to turn it into a Charter School. There was some discussion regarding the shared driveway. Jim Gade, Engineer representing ENT, suggested a plan be made for the intended use of the driveway, whether it will be one-way for school buses or two-way for cars.

Other issues discussed were a walkway across the front of the parking lot; the number of parking spaces required; sight distance when exiting from the driveway onto the street; the fact that PennDot requirements will have to be met for the Baltimore Pike and Barnsley Road driveways; safety concerns regarding the maneuverability of the school buses and emergency vehicles in the driveway. The PC asked for an overlay plan showing traffic circulation pattern and parking facilities.

Waivers requested:

- 1) 502.170E – to reduce the required width of an access drive from 24' to 20'. The vote on this waiver was delayed until the PC can see a circulation plan.
- 2) 502.17.F – to allow an access drive within 30' of a structure due to site constraints. A motion was made by Joe Bauer, seconded by Cliff Lee, to grant this waiver. The motion carried.
Aye: 7 Nay: 0

- 3) 503.02.A.2 – to not provide sidewalks due to the rural nature of the area. There were concerns about the safety of the children when parents drop off and pick up from school. The PC chose not to vote on this. A representative of the school will contact the PC.
- 4) 503.03 – to not provide curbing in order to facilitate stormwater management. A motion was made by Walt Leis, seconded by Percy Reynolds, to grant this waiver. The motion carried.
Aye: 7 Nay: 0
- 5) 402.01.F – to not have to draw profiles to scale. A motion was made by Walt Leis, seconded by Joe Bauer to grant this waiver. The motion carried.
Aye: 7 Nay: 0
- 6) 508.03.K.1 – a waiver from the requirement that infiltration beds must be located 30' from any basement. A motion was made by Joe Bauer, seconded by Gene Turns, to grant this waiver. The motion carried.
Aye: 7 Nay: 0
- 7) The developers requested a "general" waiver allowing them not to have to wait for LDP approval before making the necessary improvements outside the existing building's footprint. It was determined that this was not a PC issue, and that the request should be directed to the BOS and solicitor.

Hickory Hill – Phase II

Sean Macauley & Shaun Gallagher presented. A sketch plan was presented, representing 149 townhouses as phase 2. The interior units would be 24 feet wide, the exterior units would be 27 feet wide. All units are 2 stories, with a basement. They are looking to relocate part of Wilson Mill Road. Also in order to save some trees they would like to make some of the lots smaller. From 3200 square feet to 2800 square feet. This would also increase open space. The total gross acreage is 89.6. The price of the houses would be between \$220,000 and \$240,000.

The members of the PC did not react positively to the idea of a 149 unit townhouse development and asked the developer to consider other alternatives: Mike Rebert asked to see an option for single family homes; Cliff Lee made a request for a plan that consisted of high end homes. Sean said he would put together a plan for these scenarios, but that the townhouse plan was his preference.

Cook Brothers

Postponed until next month.

Elkdale Green

Posponed until next month.

Lewis Tract

Ron received a call from the engineer. They are in the process of responding to the DEP letter, dated 5/6/05. There is some technical work that needs to be done and they want to respond to Ron's most recent review letter. The engineer asked to be put on June's scheduled meeting.

Tom Swift

Jim Fritsch of Register presented. Regarding Ron's comment in section F #3 regarding the submission of a sewage Planning Module, Jim said he spoke to John Highby of the OASA and was told that even though they have purchased an EDU, none are available at this time. The developer proposes test pits for primary and replacement septic systems. For lot 3 they propose to tie into a system on lot 2, which will require an easement. This would be temporary until EDUs are once again available.

Referring to Section F #4, Tom Swift prefers for each lot to have its own driveway going out to Wickersham Road. There was some discussion regarding the future subdivision of the largest lot, and the necessity for a new road at that time. Some members thought it would look better if all the driveways

were to exit out onto a new cul-de-sac road, if one was installed. Tom Swift wants to proceed with the layout of the driveways exiting onto Wickersham Road.

Jim referenced his letter to the PC dated 5/12/05 requesting some waivers. The one he was interested in having granted tonight was:

516 – The requirement of a fence to be installed along the property line wherever a subdivision borders an operating farm. A motion was made by Mike Rebert, seconded by Cliff Lee, to **deny** this waiver. The motion carried.

Aye: 5 Nay: 2 (Walt Leis & Percy Reynolds)

Cooper Farm

Will respond to Ron's review letter dated 5/18/05 at the June meeting

Jean Lawrie-Parker – New 4 Lot Subdivision on Waterway Road & Fifth Street

Mark Padula of Register presented. He received Jim's review letter this evening and will respond to it at June's meeting. Each lot has its own proposed drip irrigation system. PennDot Highway Occupancy Permits will be required for all driveways exiting onto Fifth Street. Jim Gade suggests a shared driveway between lots 2 & 3.

Woods at Nottingham

Ed Jefferis presented. He received Jim's review letter tonight and responded verbally. They have received a general permit for the stormwater management. The Erosion & Sedimentation Plan was approved by CCCD. In Jim's letter, under "General" #1 the Planning Module is currently being reviewed by DEP. Under "New Comments" #1 regarding lots 6 & 7 sharing a common driveway, Winnie will need to be involved for the wording of the easement. Regarding #s 2 (seepage bed location), 3 (additional spot elevations provided around the house), & 4 (elevations added to the roof drain seepage pits on Sheet 6 of 6) - Ed has no problem complying with those recommendations.

He was requesting the PC's approval of the Final Plan, contingent upon the adjustments referred to in Jim's review letter. A motion was made by Percy Reynolds, seconded by Walt Leis, to approve the Final Plan. The motion carried.

Aye: 7 Nay: 0

No action was taken on the following Plans:

*Century Oak
Jordan Manor
Meadowview Estates*

*Liz Miller Farm
Hopewell Ridge
Hostetter Shepherd*

90 Day Extensions were requested for:

*Chamberlain/Nelson
Cook Brothers
Jordan Manor*

*Century Oak
Cooper Farms
Lewis Tract*

A motion was made by Cliff Lee, seconded by Joe Bauer, to request these extension letters. The motion carried.

Aye: 7 Nay: 0

PC Members

- Cliff Lee announced that he will be subdividing his property soon and will recuse himself from any deliberations involving his subdivision.
- Marianna will write a note to the PC to look over the Noise and Riparian ordinances, to be discussed at the June 20 Joint Work Session.

Visitors

- Alvin Miller was concerned about the number of waivers granted for a first time an LDP came up before the PC.

Walt Leis made a motion to adjourn the meeting, seconded by Gene Turns. The motion carried.

Aye: 7 Nay: 0

The meeting adjourned at 9:35 pm.

Respectfully Submitted,

PJ Scheese
Planning Commission Secretary

APPROVED:

Date 6/27/05


Marianne H. Russo, Chairperson