

**East Nottingham Township
Planning Commission Meeting Minutes
July 25, 2005**

COPY

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on July 25, 2005 at 7 pm. Those present were: Chairperson, Marianne H. Russo, Vice-Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Clifford Lee, Gene Turns, Walt Leis and Planning Commission Secretary, PJ Scheese. Members absent - Percy Reynolds, Mike Rebert

The meeting was called to order at 7:05 p.m. by Chairperson, Marianne H. Russo.

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

One change in the agenda was moving Cook Brothers from **Discussion** to **No Discussion**. A motion was made by Joe Bauer, seconded by Cliff Lee, to approve the agenda. The motion carried.

Aye: 5 Nay: 0

A motion was made by Joe Bauer to approve the June 27, 2005 minutes, seconded by Gene Turns. The motion carried.

Aye: 5 Nay: 0

PennDOT Access Management Model Ordinances for Pennsylvania Municipalities Handbook

Ron Ragan made some copies of the above pamphlet available to the PC and said that he would email a pdf file to anyone who wanted it.

Ron had attended a PennDOT meeting where he and other engineers could actually work on a model using PennDot's Methods and Criteria for municipalities to plan traffic access onto existing streets using interior streets, shared driveways and access roads.

Both Ron Ragan and Jim Gade think this is worth discussing more fully at a later meeting. They believe it could impact both the Tom Swift and Jean Lawrie-Parker subdivisions. Ron also believes this could be used for some of the more complex issues concerning future commercial development on Baltimore Pike.

Since the township does not have an ordinance about road/driveway locations the PC can only suggest ideas for developers to use concerning these types of issues. However, if there was something in the Zoning Ordinance or SALDO stating the PennDOT recommendations must be used, the PC would have more leverage to get developers to work with them.

There was further discussion regarding access roads and some suggested engineering standards. This will be discussed some more when Mike Rebert and Joe Bauer report on Traffic Study Impact at the next meeting.

Landfills and the potential consequences of the new ACRE Act – Walt Leis

The Zoning Ordinance states that townships must include districts that allow landfills, yet municipalities have no control over what goes into them. A new law – ACRE – *Agricultural Community Rural Environment* - House Bill #1646, sponsored by Art Hershey, may impact township control on numerous agricultural related issues. Farmers are allowed to review ordinances that ACRE Act considers illegal. This law can challenge ordinances both existing and in the future. Walt believes this law comes from Rep. Hershey's support of the mushroom industry, who is trying to expand composting under the guise of agriculture.

ENT recently passed a composting ordinance which Walt predicts will come under extremely close review under ACRE. Marianne asked if it was possible to restrict some of the zoning districts from allowing composting. Walt said we could, but that the state could possibly override those restrictions. Marianne suggested this be discussed in more depth at the next work session.

Developments

Tom Swift

Jim Fritsch presented for Register.

A waiver has been requested from:

508.03A of SALDO - to do stormwater calculations assuming that the existing ground cover is meadow.

Jim Fritsch said that they are reducing the impervious surface from existing conditions of 43,000 ft² impervious surface and 5,000 ft² of stone to 22,000 ft² impervious surface and 3,695 ft² of stone, with the net result being a reduction of storm water runoff.

This is a three (3) lot subdivision with the fourth lot of a 6.69 acre site in the back with no current plans to develop. If this was to be built on in the future an above ground basin would have to be put on the site. If this waiver is not granted then this basin would need to be built now.

A motion was made by Walt Leis, seconded by Joe Bauer, to grant the waiver request. The motion carried.

Aye: 5 Nay: 0

Designation of soils on the map are to be corrected by Jim Fritsch.

There was also a request for Preliminary Plan approval. A motion was made by Gene Turns, seconded by Cliff Lee, to wait for the Health Department's response before granting preliminary approval. The motion carried.

Aye: 5 Nay: 0

There was some question regarding the driveway issue. Jim Fritsch said that this was resolved at the May, 2005 meeting and that the driveways were Okayed by the PC. There is no mention of this in the May minutes and so PJ will check the tape for that meeting and respond to Jim about this.

Jean Lawrie-Parker

Rick Johnson of Advanced Waste Water Engineering presented.

The planning module received a "marginal for on-lot disposal" from Tom Quinn, of the CCHD, who also recommended a management system program for the operation and maintenance. Rick said that the drip irrigation systems provide enough area for both primary and replacement fields.

CCHD stated in his letter that serious education is required. Drip irrigation is considered alternate technology and that the homeowners must sign an agreement stating that they understand it is alternate technology, and that this information must run with the deed.

Cliff Lee was concerned about the warranty on the technology.

Sam Goodley, said that the township needs to have a mechanism to keep the back-up drip area from being built on. Rick Johnson said that all drip fields, primary and back-up, are in the front yards and that all setback requirements are met.

Jim Gade said that because this is a new technology, problems with operation and maintenance may occur. He urged the township to draft an O & M agreement that can provide the township some legal protection. Rick said it would all be in the language of the CCHD permit. Cliff and Marianne both stated they would like to see the language of the agreement. PC is looking for an O & M agreement before they are willing to pass the PM onto the BOS. There was some further discussion about this. Finally Ron Ragan suggested putting comments on the PM before it is sent off to DEP.

Comments regarding the O & M agreement, operation of site, and township's ultimate responsibility, will be added to the planning module by a committee of three (3), Marianne Russo, Jim Gade and PJ Scheese.

A motion was made by Walt Leis, seconded by Joe Bauer to pass the planning module onto the BOS with conditions to be set by the committee of three. The motion carried.

Aye: 5 Nay: 0

CCHD had also raised the issue that public water should be used. Rick Johnson said that the CWA said that the applicant would be responsible to run the line down to the development at the cost of \$25,000 for three (3) lots. This cost is prohibitive for the applicant.

Other open items are: PennDOT driveway permits
CCHD permits
NPDES permit, which is just a formality.

Chamberlain/Nelson Schoolhouse

Don Taylor, applicant's engineer presented.
A perk test was done on the bed and results will be sent to PJ Scheese.
Other open items are: Planning module – to be revised and submitted in two (2) weeks
Sewage permit
Exit signs to be placed on traffic movement plan onto Baltimore Pike
PennDOT HOP has been applied for
Applicant is hoping to be in a position for Preliminary Plan approval at next month's meeting.

Hickory Hill – Phase II

Sean McCauley from Brandolini presented a sketch plan.
The plan has 124 townhouses on a minimum of 5,000 ft² lots. This works under the townhouse ordinance. Each unit will be 35 ft wide by 65 ft deep. There will be front loaded garages, except on the corners where there will be side loaded garages. Garages will house two (2) cars each. The spray fields will have pop up heads so the grass can be cut. They will be requesting a waiver on radiuses of the roads when the time comes.

Doolittle Sketch Plan – Did not appear at meeting.

Eldkale Green

Ed Jefferis of Concord Land Planners addressed the open issues in Ron Ragan's review letter.

Under zoning:

- 4) 1108.a.3 - OASA will be looking at the plans for the self-contained community wastewater system.
- 5) Details will be added to the plan
- 10) 1109.e - will review with Ron – approximately 35 acres of Open Space
- 11) 1109.f.1 - PC would like to see some color photos and have more information regarding the size of areas to be included in Open Space calculations. May recommend to BOS to include certain areas that are less than one (1) acre or ten percent (10%) of the gross tract area.
- 14) 1109.i - Ron is okay with the current open space management plan for the preliminary stage

Under Subdivision:

- 9) 402.05.F - They are getting a letter from the OASA
- 15) 502.11 - State and township roads need improvements
- 18) 502.13.B - Ron recommends a field meeting with the applicant's engineer and PennDOT to discuss required and actual sight distances at proposed intersections.
- 22) 505.C - Internal trail system is to be part of the HOA – can this be part of the easement if not open to the general public?
- 24) A black and white landscape plan was reviewed at the meeting, but a color one was requested.

Marianne had some general questions regarding trail systems and suggested they should be raised at the next work session.

The stormwater issues have been resolved and they have CCCD approval. Jahan Sheikhoslami would like preliminary approval at next month's meeting.

Wicklow

This is a new 172 lot subdivision plan with frontage on Baltimore Pike and Forge Road, with a portion abutting the Route 1 bypass. Part of the property is known as the Freeze/Featherman subdivision.

This is the first subdivision with TDRs incorporated. They come from the Lapp property on Media Road. Not all the TDRs will be used for this subdivision.

This development will connect with the OASA system, to be run straight up Baltimore Pike. Sewage will be pumped uphill with the use of an injector pump – this is called force main.

The proposed smallest lot size is 9,200 ft², with the average lot being 80 ft wide by 50 ft deep. The subdivision is in the C1 zone. The preliminary plan clock starts tonight.

Hillcrest Associates – Did not appear at meeting.

No discussion or action taken on:

James Ferver
Cooper Farm
Lewis Tract
Jordan Manor – Tigue Farm
Meadowview Estates (Option 1)

Meadowview Estates (Option 2)
Liz Miller Farm
Hostetter Shephard
Cook Brothers

Correspondence

Some brochures from EPC

PC Members

Nothing

90 Day Extensions were requested for:

Meadowview – Option 2
Lewis Tract
Hopewell Ridge

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

Aye: 5 Nay: 0

Visitors

Nothing

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

Aye: 5 Nay: 0

The meeting adjourned at 10:07 pm.

Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 8/22/05



Marianne H. Russo, Chairperson