

East Nottingham Township
Planning Commission Meeting Minutes
October 24, 2005

COPY

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on October 24, 2005 at 7 pm. Those present were: Chairperson, Marianne H. Russo, Vice-Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Clifford Lee, Gene Turns, Mike Rebert, Walt Leis, and Planning Commission Secretary, PJ Scheese. Percy Reynolds was absent.

The meeting was called to order at 7:02 p.m. by Chairperson, Marianne H. Russo.

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

Marianne Russo told the PC that a representative for Jordan Manor called prior to meeting to say he wouldn't be there. A motion was made by Walt Leis, seconded by Gene Turns to approve the amended agenda. The motion carried.

Aye: 6 Nay: 0

A motion was made by Joe Bauer, seconded by Cliff Lee to approve the September 26, 2005 minutes. The motion carried.

Aye: 6 Nay: 0

Open Space Resolution

Because the township's Open Space Committee is currently considering the Tipton Farm application for funds for land preservation under the Open Space Program, the Chair recommended the PC consider passing the attached Resolution. The intent was to acknowledge that the Tipton property is located in the easement area designated in the "Environmental Resource Plan" adopted by the BOS on 12/6/02.

A motion was made by Cliff Lee, seconded by Joe Bauer, to adopt said Resolution. The motion carried.

Aye: 6 Nay: 0

Developments

Township Engineer Review Letters

Windle – Preliminary/Final Plan

Jim Gade went over his review letter with the Planning Commission.

Jim's review letter notes a number of items that still need to be put on the plan. The applicant, who was not present at the meeting, is requesting a waiver from Storm water Management Section 508.05.K.5 of the SALDO, requiring a prefilter strip to prevent grit from clogging the seepage bed. With applicant being absent a motion was made by Joe Bauer, seconded by Mike Rebert to take no action. The motion carried.

Aye: 6 Nay: 0

Chamberlain/Nelson Schoolhouse – Final Plan - LDP

Don Taylor, engineer, and Dave Nelson were present for applicants. Don Taylor stated that the state Highway Occupancy Permit (HOP) should be forthcoming this week. Instead of a deceleration lane, Penn Dot is now only requiring the road to be tapered at the entrance. He said there may be changes in the storm water basins to include runoff from the neighboring house, which were suggested by Penn Dot. They did the calculations for a hundred year storm.

Applicant requested Conditional Final Approval from the PC. Conditions are 1) DEP's approval of the Sewage Planning Module, 2) storm water management basin changes are to be reflected in the final plan. A motion was made by Joe Bauer, seconded by Walt Leis, for Conditional Final Approval by the PC. The motion carried.

Aye: 6 Nay: 0

Developers Requesting to be on Agenda

Tom Swift 7 Lot Sketch Plan

Jim Fritsch, of Regester, presented for the applicant.

This plan is for 7 one-acre (+ or -) lots using public sewer. The 7 lots are on a new cul-de-sac road (500 feet). If the PC likes this sketch the applicant will submit a preliminary plan in a few months, and withdraw the plan currently in review by the PC.

The PC had some questions regarding the 7 lot subdivision. Joe Bauer asked about the access point of lot 6, suggesting it might be better if it was lower in the cul-de-sac. Jim Fritsch said he could change that. There was also some question as to what the property's previous uses were, i.e., was there ever any mechanical work done there. Jim Fritsch said they could have an environmental evaluation done. There was also a question about the mechanism that will be used to pump the sewage. Individual grinder pumps were suggested.

Jim Fritsch said the preliminary plan will be submitted in a few months. He also handed PJ a letter of extension until January 10, 2006 for the currently 3-lot plan in applicant's name.

James Ferver – Final Plan – LPD

Jim Fritsch, of Regester, presented for the applicant.

Jim Gade has requested that the plan show the land owner is responsible to keep the storm water drainage pipes cleaned. His concern is, depending on what is stored in the two front bins, that the two storm pipes (one is 15" and one is 36") will become clogged. Ron Ragan suggested limiting what is stored in the two front bins to materials that will not be carried by storm water. Gene Turns had some concern with the property being sold and the new owner being required to do the same. Jim Fritsch said he would have a note to the plans regarding this and resubmit them in time for the next PC meeting.

The applicant had two waiver requests. The first from Section 403.03.D of the SALDO requiring various features, when located within 100 feet of the subject area, to be put on the final plan. Jim Gade had no problem with this waiver request. A motion was made to approve this by Walt Leis, seconded by Joe Bauer. The motion carried.

Aye: 6 Nay: 0

The second waiver request was from Section 508 of the SALDO, requiring storm water management and floodplain controls. The applicant contends that since no more storm water is being generated than before the LDP, that this requirement is not necessary, with the addition of the plan note regarding the cleaning out of the above referenced storm pipes. A motion was made by Joe Bauer, seconded by Walt Leis, to approve this waiver. The motion carried.

Aye: 6 Nay: 0

TDT Development

Ken Crossan re-presented the 8 lot sketch on Waterway Road, northwest of Baltimore Pike, between Baltimore Pike and Twin House Road. Some of the PC members have been out to see the site. There was some concern about so many driveways coming onto Waterway Road and the sight distance issue regarding same. Jim Gade stated that the layout of the property is really not conducive to making a road for these lots. There is quite a bit of Waterway Road frontage. A suggestion was made that the existing driveway should be moved to the west. Ken said he would consider that. Marianne Russo suggested some road improvement to Waterway Road. Ken said he would consider that.

Applicant has made an effort to preserve the steep slopes and woods. Applicant stated that the sketch does not show accurate topography.

Wicklow – Preliminary Plan – 172 Lots

Spence Andress was present and requested a postponement, stating the applicant was not ready. A motion was made by Joe Bauer, seconded by Mike Rebert to take no action. The motion carried.

Aye: 6 Nay: 0

Jordan Manor – Preliminary Plan – 162 Lots

No one was there to represent the applicant. A motion to take no action was made by Joe Bauer, seconded by Cliff Lee. The motion carried.

Aye: 6 Nay: 0

Letters of Extension

A motion was made to request letters of extension for: Meadowview Estates (Option 2)
Hostetter Shephard
Lewis Tract
Hopewell Ridge

by Joe Bauer, seconded by Mike Rebert. Letters are to be date specific with January 10, 2006 as the specific date. The motion carried.

Aye: 6 Nay: 0

No discussion or action taken on the following subdivisions:

Clifford Lee
Tom Swift – 3 Lots
Cooper Farm
Liz Miller Farm

Elkdale Green
Cook Bros.
Jean Lawrie-Parker
Meadowview Estates (Option 1 – Cluster)

Correspondence

- EPC Planning Newsletter

PC Members

Nothing

Recognition of Visitors

Nothing

A motion was made by Mike Rebert, seconded by Gene Turns, to adjourn the meeting. The motion carried.

Aye: 5 Nay: 0

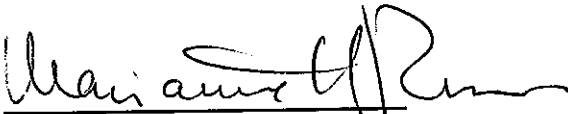
The meeting adjourned at 8:02pm.

Respectfully Submitted,

PJ Scheese
Planning Commission Secretary

APPROVED:

Date 11/28/05


Marianne H. Russo, Chairperson

RESOLUTION

AND NOW this 28th day of November, 2005 the Planning Commission for East Nottingham Township, Chester County, Pennsylvania states as follows:

1. The Board of Supervisors of East Nottingham Township adopted an Open Space, Recreation and Environmental Resource Plan on December 16, 2002 after recommendation by the East Nottingham Township Planning Commission and accompanying statutory requirements.

2. The Board of Supervisors of East Nottingham Township have designated property owned by Melvin S. & Fannie A. Miller, which is in East Nottingham Township as property in which they intend to acquire an interest by reason of an agricultural preservation easement.

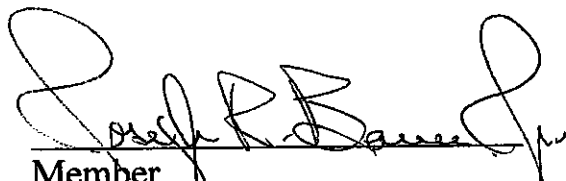
3. The Open Space, Recreation and Environmental Resource Plan adopted by the Township establishes as a stated goal the preservation of land for agriculture.

ACCORDINGLY, IT IS HEREBY RESOLVED that the property owned by Miller and designated by East Nottingham Township is identified in that Plan as being one with prime agricultural soils, which the Open Space Plan has designated as an area to be preserved through zoning and agricultural preservation easements.

Adopted this 28th day of November, 2005, by the East Nottingham Township Planning Commission.

ATTEST:

EAST NOTTINGHAM TOWNSHIP


Member


Chairwoman, Planning Commission