

**East Nottingham Township
Planning Commission Meeting Minutes
March 27, 2006**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on March 27, 2006 at 7 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members, Gene Turns, Mike Rebert, Marianne Russo, John Wallace and Planning Commission Secretary, PJ Scheese. .

Chairperson, Joe Bauer, called the meeting to order at 7:01 p.m.

Vice-Chairperson, Clifford Lee, led the Pledge of Allegiance.

Joe Bauer stated a change in the agenda under the Subdivision Section. It was to add item #21 under Subdivision/Land Development Plans. Marianne Russo reminded the PC that the protocol should say "that the applicant wait until he is asked a question by the engineer or any of the PC members" (instead of just the Chairman).

Cliff Lee, seconded by Gene Turns to approve the agenda with those changes, made a motion. The motion carried.

Aye: 6 Nay: 0

A motion was made by Gene Turns, seconded by Cliff Lee to approve the February 27, 2006 minutes. The motion carried.

Aye: 6 Nay: 0

Ordinances

Comprehensive Plan - Joe Bauer stated that the PC has been charged with revising the Comprehensive Plan. There are two people on the steering committee, Marianne Russo and Gene Turns. There was a public survey done in 1992. Joe Bauer asked for volunteers to work on reviewing that survey and reporting back at the next PC meeting. Gene Turns suggested making copies for all the PC members so that everyone could review it. A memo will be sent to the BOS to set up a work session for just PC members to discuss the Comprehensive Plan on Monday April 17th at 7pm.

Act 205 Traffic Impact Fee Resolution – Joe Bauer read the section of the Municipalities Planning Code regarding traffic impact fees. A motion was made by John Wallace, seconded by Marianne Russo, to recommend the BOS to sign the Traffic Impact Fee Resolution for an impact fee to be put in place for all subdivisions that are approved from this point forward to contribute \$1000/house. The motion carried.

Aye: 6 Nay: 1 (Gene Turns said he needs to know more about it first)

The BOS would then have a time limit to write an ordinance addressing impact fees.

Water Ordinance – Winnie Sebastian, Township Solicitor for this, sent PC an email saying she would have this ready to be discussed at the next PC meeting.

Noise Ordinance – Joe Bauer reviewed Winnie's letter regarding this draft. A motion was made by Cliff Lee, seconded by Marianne Russo, to consider the Township Solicitor's comments and possibly review this draft ordinance. The motion carried.

Aye: 6 Nay: 0

Union Fire Company

Chris Obenchain came to represent the Union Fire Company. He thanked the PC for its overall support and correspondence regarding the review of development plans. His main purpose for coming to the meeting was to discuss the extension of the water line from the Waterway Road/Baltimore Pike intersection up the Baltimore Pike corridor to the Wicklow Subdivision. He wants the PC and BOS to strongly consider adding fire hydrants at various locations on Baltimore Pike. The national standard is 600 ft spacing between fire hydrants. He believes that is not necessary. The fire company would like to see hydrants approximately 1000 ft apart. That would come out to between eight and nine hydrants.

They have 90 square miles of territory to cover. Cliff Lee asked if this was in anticipation of growth, or for gaps observed in the current system. Chris suggested that adding fire hydrants would improve safety conditions in the surrounding areas.

Marianne Russo asked if there was a way to set up the water main so that a future hydrant hookup could be deferred to developers when a subdivision is built so the cost of the hydrant could be deferred to developers as the land is developed. Chris could not answer and said he would have to get back to her on that. There was some discussion regarding the annual hydrant fees paid to the Chester Water Authority.

Chris also asked if the PC would consider a substation somewhere in the Nottingham area. The fire company has recently purchased a parcel on route 472 near Woods Road.

Subdivisions & Land Development Plans

Joe Bauer repeated PC meeting Protocol for Township Engineer Review Letters:

In the *Subdivision/Land Development Plans* section of the agenda, under the heading of "**TOWNSHIP ENGINEER REVIEW LETTERS**" the township's engineer will go over his review letter with the Planning Commission and the applicant, if he is present. The Planning Commission requests that the applicant wait until he is asked a question by the engineer or any of the PC members, or wait until the engineer's review of the plan is finished before directly addressing the Planning Commission regarding that plan.

Township Engineer Review Letters

Clifford Lee – Minor Plan

Cliff Lee recused himself from deliberations. Jim Gade reviewed following note that was added to the Plan. "This current subdivision vacates the previous recorded subdivision lines." A motion was made by Joe Bauer, seconded by Gene Turns, to approve this plan with the added note. The motion carried.

Aye: 5 Nay: 0

Cook Brothers – Final Plan

Ron Ragan reviewed his letter with the PC. Some items must still be put on the plan. A change must be made as to how the Cooks Ridge Road will be constructed. The road name needs approval from GIS and the Post Office. They still need driveway aprons. The design engineer still needs to clarify some things. A storm water NPDES permit is still required. DEP still needs to approve the planning module. Ed Jefferis, representing the applicant, said he would address these issues. A motion to take no action was made by Cliff Lee, seconded by Mike Rebert. The motion carried.

Aye: 5 Nay: 0

Merrill Property – Preliminary Plan

Ron Ragan reviewed the plan's history and then his review letter with the PC. This was a previous subdivision to create an add-on lot. A building permit was issued for a house. The house was built. So the lot was not a legal lot according to the Zoning Ordinance. The lot lines were changed so that now lot A has 50 ft of road frontage to make it a legal lot. Some waivers were requested. A motion to grant a waiver from Section 402.04.L of the SALDO requiring storm water management was made by Mike Rebert, seconded by Joe Bauer. The motion carried.

Aye: 6 Nay: 0

A motion was made to grant a waiver from Sections 508.6 of the SALDO requiring an erosion & sedimentation plan by Mike Rebert, seconded by Gene Turns. The motion carried.

Aye: 6 Nay: 0

A motion was made to grant a waiver from 302.02.B of the SALDO requiring both a preliminary and a final (to instead have this plan be a Minor Plan) plan by Mike Rebert, seconded by John Wallace. The motion carried.

Aye: 6 Nay: 0

There was some discussion regarding the waivers and if this would set a precedent. Ron said that he didn't think so. This was a situation where the Merrills purchased the property in good faith, thinking this property had already been subdivided. The health department gave them both the septic and well permits and township gave them the building permit. A motion was made by Joe Bauer, seconded by Cliff Lee, to grant final approval, conditional on the waivers being granted by the BOS. The motion carried.

Aye: 6 Nay: 0

Sleiman Property – Preliminary/Final Plan

Jim Gade went over his review letter. The only outstanding issue left is the road improvement. This cost was discussed. Jim's calculations for the applicant's half of his 600 ft of road frontage is approximately \$22,000. Then he looked at the cost of expanding one side of the road. The cost then would be approximately \$6,000. As the township plans to resurface that portion of the road anyway, Jim recommended that money be put into an escrow account to be put toward the Mt. Pleasant Road improvement. Ed Jefferis, representing the applicant, requested final plan approval conditional on the BOS setting the escrow amount for the road improvement. A motion was made by Joe Bauer, seconded by John Wallace, to grant final approval, conditional on the BOS setting the proper escrow amount for road improvements. The motion carried.

Aye: 6 Nay: 0

Replogle Property – Preliminary/Final Plan

Jim Gade reviewed the plan. All issues have been resolved except for the waiver request. A motion was made to grant a waiver from 403.03.C from the SALDO regarding existing features such as "significant environmental and topographic features" by Cliff Lee, seconded by Gene Turns. The motion carried.

Aye: 6 Nay: 0

At 8:10pm a break was taken.
Meeting resumed at 8:20pm.

Tigue Farm / Jordan Manor

Jim Gade reviewed the plan. The biggest issue is the open space calculation. There are a series of storm water basins and ditches used for drainage facilities. The exclusion of these from the open space calculations would bring them under the open space requirement. Another issue is the sidewalks vs. the trail behind the homes. Although sidewalks are required by the density calculation in the ordinance, the developer suggested that the trails would be more aesthetically pleasing and would function as a walking trail for the subdivision residents. Jim Gade said he was okay with the traffic study. There are still some notes that need to be added to the plan. There are also still some small engineering issues to be resolved. The plan needs to be submitted to the fire marshal. Jim said that it is almost impossible to meet the driveway distance issue with the ROSD sized lots.

Jack Weurstle, representing the Tignes, said he would need to review Jim's letter and get back to the PC. There was some further discussion regarding the driveway distance issue. Joe Bauer said that 50 feet was accepted for another subdivision.

Marianne Russo raised the point that until we know what DEP will require for the drip irrigation field, the PC could not decide about the open space. This calculation could change if DEP requires more ground for the drip system. There was some further discussion about this. Jack Weurstle said they would like to discuss all issues further at the next PC meeting. A motion was made to take no further action by Joe Bauer, seconded by Marianne Russo. The motion carried.

Aye: 6 Nay: 0

Developers Requesting to be on Agenda

Hickory Hill Treatment Plant

Dan Wright present for the applicant. The treatment plan has DEP approval. The Oxford Area Sewer Authority is currently reviewing the plan.

Hickory Hill Road Tract Phase II

Dan Wright said that they wanted to show pictures of multifamily lots they have in mind, but could not find any that would do it justice. Therefore, they plan on bringing in an artist's rendering of how they think the multifamily units will work. Sean McCauley of Brandolini said the present plan was an effort to respect the request for less density than townhouses would be. He thinks the connection through the basement wall would look better. Next month he would like to show the PC how the unit will fit into ENT's definition of "townhouses."

Joe Bauer brought up the single road access. Dan Wright said they would have an emergency access road cut in. They have met with the fire marshal about the roads and feel they can work things out.

Letters of Extension

A motion was made to request letters of extension for: Lewis Tract – Final Plan
Replogle – Preliminary/Final Plan

by Marianne Russo, seconded by Mike Rebert. Letters are to be date specific with July 13, 2006 as the specific date. The motion carried.

Aye: 6 Nay: 0

No discussion or action taken on the following subdivisions:

- Cooper Farm/Greenpoint Farms – Final Plan
- Elkdale Green – Preliminary Plan
- England – Add-On Lot
- Hickory Hill Road Tract Phase I – Final Plan
- Hostetter Shephard – Preliminary/Final Plan
- Liz Miller Farm – Preliminary Plan
- Meadowview Estates (Option 1 - Cluster) – Preliminary Plan
- Meadowview Estates (Option 2) – Preliminary Plan
- Tom Swift – 3 Lot Preliminary/Final Plan
- Wicklow Subdivision – Preliminary Plan

Conditional Use Hearing

Shephard/DeCarlo Property intends to use TDRs to increase the density of that subdivision (not yet submitted to the township). The TDRs will come from the King farm (60) on Media Road and from the Blank farm (30) on Barren Road. The conditional use hearing is on April 20, 2006. The PC did not feel they had enough information or time at this meeting to be able to discuss this properly. Supervisor Dave Shelton suggested the PC April 17th meeting be used to discuss this issue, as well as the Comprehensive Plan. A motion to request the BOS to await input, based on adequate information, from the PC before a decision is made on this Conditional Use Hearing, was made by Marianne Russo, seconded by John Wallace. The motion carried.

Aye: 6 Nay: 0

Correspondence

Creating & Operating a Successful Storm water Utility in PA Seminar brochure was passed around.

PC Members

Mike Rebert suggested that the acreage across from the Hickory Hill Treatment Plan would be a good place to put a park. There was some discussion on this. It is something to talk to Brandolini about.

Mike Rebert also said that regarding the Tigue farm; the walking path vs. the sidewalk situation is something to think about. He suggested they might need to grant some waivers regarding this.

The PSATS convention is April 24-25. Jim Gade usually goes to this. The PC meeting is April 24th. Jim said that if he is not here, that someone from Vollmer would be at the PC meeting.

Old Business

None

Recognition of Visitors

Nothing

A motion was made by Marianne Russo, seconded by Cliff Lee, to adjourn the meeting. The motion carried.

Aye: 6 Nay: 0

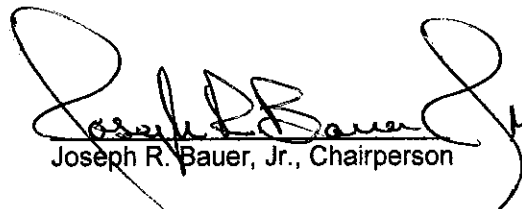
The meeting adjourned at 9:29pm.

Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:
Date 4/24/06



Joseph R. Bauer, Jr., Chairperson

