

**AGENDA  
EAST NOTTINGHAM TOWNSHIP  
PLANNING COMMISSION  
December 17, 2007**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
  - November 26, 2007
- VI. *Ordinances*
  - *Street Sign Ordinance – change in SALDO*
- VII. *Subdivision/Land Development Plans*

**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 member of the Planning Commission, or wait until the engineer's review of the plan is finished before directly addressing the Planning Commission regarding that plan.*

1. TDT Prime – Preliminary Subdivision Plan
  - Jim Gade's Review
  - Request for Plan Approval
2. Elkdale Green – Preliminary Subdivision Plan
  - Jim Gade's Review
3. Tom Swift Estates – Final Land Development Plan
  - Jim Gade's Review
4. Wilson King – Final 2-Lot Subdivision & Land Development Plan
  - Jim Gade's Review

**DEVELOPERS REQUESTING TO BE ON AGENDA - The Planning Commission re-emphasizes that presentations be 15 minutes or less.**

***Thank you***

**NONE**

**REQUEST FOR EXTENSION LETTERS - Letters to be date specific for 4/15/08**

5. Meadowview Estates – Preliminary Subdivision Plan
6. TDT Prime – Preliminary Subdivision Plan
7. Shepherd DeCarlo – Preliminary Subdivision Plan
8. Lewis Tract – Final Land Development Plan
9. Tom Swift Estates – Final Land Development Plan

**OTHER SUBDIVISIONS IN PROCESS (FYI)**

10. Elizabeth Miller – Preliminary Subdivision Plan
11. Reserves of Dunlap – Preliminary Subdivision Plan
12. Andy King Tract – Minor Subdivision Plan
13. Timothy Bishop – Minor Subdivision Plan
14. Preserve at White Oak Farm –Preliminary Plan

*VIII. Correspondence*

*IX. Planning Commission Members*

- Lowes Flatbed Distribution Center

*X. Old Business*

*XI. Recognition of Visitors*

*XII. Adjournment*

**East Nottingham Township  
Planning Commission Meeting Minutes  
December 17, 2007**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on December 17, 2007 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Gene Turns, John Wallace, Janice Gavin, Mike Rebert, and Planning Commission Secretary, PJ Scheese. Vice-Chairperson, Clifford Lee and Member, Walt Leis were absent

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:04 p.m.

Chairperson, Joseph R. Bauer, Jr. led the Pledge of Allegiance.

**Agenda**

**A motion was made by John Wallace, seconded by Mike Rebert, to approve the agenda. The motion carried.**

**Aye: 5      Nay: 0**

**Public Comment on the Agenda**

Shannon Wells remarked about the date on the top of the agenda being November 26, 2007, instead of December 17, 2007. The date was changed on the agenda.

**Minutes to Approve**

**November 26, 2007 – a motion was made by John Wallace, seconded by Mike Rebert, to approve the minutes for this regular PC meeting. The motion passed:**

**Aye: 4      Nay: 0      Abstain: 1 (Gene Turns)**

**Ordinances**

Street Sign Ordinance – This is an amendment to the SALDO for some changes that need to be made regarding street signs for new subdivisions, as well as a storm water facility issue that has needed correction. Joe Bauer found it while going through some of his papers and so it has been sent out to the Chester County Planning Commission for review. It also needs to be reviewed by the Township Planning Commission, for the record.

**A motion was made by Gene Turns, seconded by Mike Rebert, to send a memo to the Board of Supervisors saying this ordinance amendment has been reviewed and the Planning Commission concurs with this addition to the Subdivision and Land Development Ordinance. The motion carried.**

**Aye: 5      Nay: 0**

**Subdivisions & Land Development Plans**

**Township Engineer Review Letters**

Joe Bauer reviewed the protocol.

**TDT Prime – Preliminary Subdivision Plan**

Jim Gade of Stantec reviewed his letter with the Planning Commission.

The applicant has requested to put money into an escrow account in lieu of improving the road in front of this subdivision. Jim calculated it to come out to \$11,440, or \$1,430/lot.

Lot 8 has the issue with the existing driveway and a retaining wall – the applicant has added guidelines for this. There is also the need for a Driveway Easement for Lot 8 and the adjacent driveway, as they will be sharing part of it. The maintenance agreement can be done during the final subdivision process.

At this point, 7:16 pm, Gene Turns had to leave the meeting to attend an executive session of the Board of Supervisors.

**A motion was made by Mike Rebert, seconded by John Wallace, to approve this TDT Prime Development's Preliminary Subdivision Plan. The motion carried.**

**Aye: 4      Nay: 0      (Gene Turns was absent from the vote)**

*Elkdale Green – Preliminary Subdivision Plan*

Jim Gade reviewed his letter with the Planning Commission. This is a subdivision with 80 new lots proposed and 2 existing lots with structures. The big issues are the following:

- The sizing of the backup drip irrigation field. The Oxford Area Sewer Authority's requirement is that the backup area be 100% the size of the active irrigation field. The applicant wishes to come before the Township to discuss this.
- Some of the open space areas do not qualify according to township zoning. However, the applicant has met the net requirements.
- Trail system – the applicant must come in front of the Planning Commission to discuss. Jahan Sheikholeslami, applicant was present, along with one of his representatives, Spence Andress. They discussed the trail system and their philosophy about it. Basically, the intension is for it to become part of a regional trail system when other subdivisions are built that also may have a trail system.
- NPDES permit has expired – the applicant is in the process of obtaining a new letter from the Chester County Conservation District.

Spence Andress stated that the lot configuration has been adjusted to meet the open space requirements. Total open space does not include spaces D & I. There was some further discussion about the trail system. Some of the issues regarding this will not be able to be settled until the grading is done. Spence Andress asked the PC if the changes discussed tonight are done would the proposed trail system be acceptable. The general consensus was yes.

The bio-retention areas have been netted out of the open space and an easement needs to be added for these. The next revision will address trails, easements and the bio-retention area. The applicant asked the PC to consider giving approval for this preliminary plan, if the aforementioned revisions are done, conditional on the CCCD approval and DEP & the Sewer Authority are satisfied.

A motion was made by John Wallace, seconded by Janice Gavin, to take no further action. The motion carried.

**Aye: 4      Nay: 0      (Gene Turns was absent from the vote)**

*Tom Swift – Final Subdivision Plan*

Jim Gade reviewed his letter. This is a 12 lot subdivision with a low pressure sanitary sewer system with individual grinder pumps for each house. Open issues include:

- Still awaiting OASA approval
- Need improvement guarantee
- Buffer – the applicant suggests that the homeowners should be responsible for this. The PC would like to see the developer take on this responsibility.

Gene Turns returned at 7:55 pm.

A motion was made by Mike Rebert, seconded by John Wallace, to take no further action. The motion carried.

**Aye: 5      Nay: 0**

*Wilson King – Final Subdivision & Land Development Plan*

Jim Gade reviewed his letter. Technically this is a final plan, as the Board of Supervisors granted the waiver request from SALDO 302.02. The one unresolved issue that has Jim most concerned is the ability for the trucks to make the turn into and out of the loading dock, without hitting vehicles parked diagonally across from it. He is requesting the applicant to put a note on the plan as to the size of the trucks that will use the loading dock.

Applicant still needs a jurisdictional determination of the wetland area, an NPDES permit and a HOP from Penn Dot.

A motion was made by Mike Rebert, seconded by Gene Turns, to take no further action. The motion carried.

**Aye: 5      Nay: 0**

***Developers Requesting to be on Agenda***

There were none.

***Letters of Extension***

**A motion was made by Gene Turns, seconded by Janice Gavin, to request letters of extension for the following:**

- Meadowview Estates – Preliminary Subdivision Plan
- TDT Prime – Preliminary Subdivision Plan
- Shepherd DeCarlo – Preliminary Subdivision Plan
- Lewis Tract – Final Land Development Plan
- Tom Swift Estates – Final Land Development Plan

**to be date specific for April 15, 2008. The motion carried.**

**Aye: 5      Nay: 0**

***Other Plans Currently in Subdivision or Land Development Process (FYI)***

- Elizabeth Miller – Preliminary Subdivision Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Preserve at White Oak Farm – Preliminary Plan

**Correspondence**

There was none.

**PC Members**

Lowes Flatbed Distribution – Joe Bauer reviewed the sketch that Lowes' engineering firm sent to the Township. There is a meeting scheduled with their representative for Wednesday, December 19, 2007 at 10:30am with Jim Gade, Joe Bauer, Dave Shelton, PJ Scheese, whoever else from the BOS and PC wish to attend.

This project would butt up against Reserves of Dunlap. It could possibly increase rail usage. Gates may eventually be required at road crossings. There was some discussion about this.

**Old Business**

There was none.

**Visitors**

Nothing.

Joe Bauer told the PC that this would be Member, Mike Rebert's last meeting. His term is up and as his job with Penn Dot has him working in Allentown now, he can no longer attend meetings. Everyone thanked him for his work on the PC and wished him well.

The PC organizational meeting will be on January 8, 2008 at 7pm.

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

**Aye: 5      Nay: 0**

The meeting adjourned at 8:25 pm.


Respectfully Submitted,



PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 1/28/08

Joseph R. Bauer Jr., Chairperson

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