

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
December 21, 2009**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - November 23, 2009
- VI. *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.

- Oxford Hollow Associates Preliminary Subdivision Plan

REVIEW OF PC FIELD TRIP

- Langston Subdivision Property – Walt Leis, Gene Turns, PJ Scheese

REQUEST FOR EXTENSION LETTERS - Letters to be date specific for April 15, 2010

- Langston (Liz Miller Property) 180-Lot Preliminary Subdivision Plan
- Oxford Hollow Associates Preliminary Subdivision Plan
- Lewis Tract – Final Subdivision Plan

OTHER SUBDIVISIONS IN PROCESS (FYI)

- Elizabeth S. Miller – Preliminary 5-lot - Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Preserve at White Oak Farm – Preliminary Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Lewis Tract – Final Subdivision Plan
- Muehlmatt Subdivision – Final Subdivision Plan
- Wicklow – Final Subdivision Plan
- Oxford Area Rec Authority – Land Development Plan – Ron Ragan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

- VII. *Correspondence*
- VIII. *Planning Commission Members*
- IX. *Old Business*
- X. *Recognition of Visitors*
- XI. *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
December 21, 2009**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on December 21, 2009 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice Chairperson, Clifford Lee, Planning Commission Members, Walt Leis, and Janice Gavin, Shannon Wells, John Wallace, and Planning Commission Secretary, PJ Scheese. Gene Turns arrived at 7:04 p.m.

The meeting opened at 7 p.m. Vice Chairperson, Cliff Lee, led the Pledge of Allegiance.

Agenda

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

Aye: 6 Nay: 0

Public Comment on the Agenda

There was none.

Minutes to Approve

A motion was made by Walt Leis, seconded by Janice Gavin, to approve the November 23, 2009 minutes for the regular PC meeting. The motion carried:

Aye: 6 Nay: 0

Gene Turns arrived at 7:04 p.m.

Subdivisions & Land Development Plans

Township Engineer Review Letters

Oxford Hollow Associates Subdivision

Jim Gade, of Stantec, went over his review letter. This is a 5-lot subdivision on the corner of Oxford and Frog Hollow Roads. There was a conditional use hearing on October 19, 2009 during which the Board of Supervisors approved the CU with five (5) conditions.

- 1) All existing structures within 500 feet of the subdivision property to be shown on the plan. This has been resolved.
- 2) A Common Driveway Easement agreement for Lots 1 and 2 shall be submitted to the Township for review.¹
- 3) A Proposed Well Easement agreement for the future construction of a new well on Lot 4 for the use by the existing parcel along Oxford Road (Parcel (68-3-13)).²
- 4) The applicant shall submit a fee of \$1000 in lieu of open space. Still open.
- 5) The applicant shall install a fence along the active farm adjacent to the northern property line. This fence is shown on the plans.

There was some discussion about where the \$1000 should go. A motion was made by Shannon Wells, seconded by Janice Gavin, to give the \$1000 in lieu of open space to the Oxford Area Rec Auth. The motion carried.

Aye: 6 Nay: 1 (Gene Turns)

Waivers are being requested:

- 1) From section 302.02B.2 & .3 – requiring separate preliminary and final plan applications. Jim Gade recommends against the approval of this waiver request.
- 2) From section 502.11.A & .B – requiring the improvement of Frog Hollow Road Cartway. The PC has already voted to recommend approval of this waiver.³

¹ This document has been reviewed by Township Solicitor and recorded with the County.

² This document has been reviewed by Township Solicitor and recorded with the County.

³ The BOS had tabled this waiver until after the C.U. hearing. This will be on next BOS agenda.

- 3) From section 502.12.E – requiring the improvement of the cartway edge radius of the intersection of Frog Hollow and Oxford Roads to 30 feet. The PC has already voted to recommend approval of this waiver.⁴

A motion was made by Cliff Lee, seconded by Walt Leis, to recommend denial of the waiver request from section 302.02.b.2 & .3. The motion carried.

Aye: 7 Nay: 0

Jim Gade stated that the Sewage Facilities Planning Module has been sent to DEP for approval. A motion was made by Walt Leis, seconded by Gene Turns, to take no further action. The motion carried.

Aye: 7 Nay: 0

Review of PC Field Trip

Langston Subdivision

A "windshield survey" was conducted by Walt Leis, Gene Turns, and PJ Scheese, on November 27, 2009 to define the site layout and provide the overall PC with some observations

- 1) From our observation we strongly believe that the survey map showing the segment of Route 472 that bisects the site may be incorrect. The survey shows a very gradual turn in 472, while our field visit disclosed a turn that appears much tighter in its radius. The PC should request the backup and assurance that the survey plat is correct. If not, the plat should be corrected and resubmitted as a new plan, for if the existing plats remain in submission and are merely corrected as an addendum, we will still have the originals on file and later PC's will have no "memory" of the error (if one does exist).
- 2) The very unusual configuration of the open space appears to be just a means to allow the engineers to only conform to the open space requirements. There is no statement of what the open space is attempting to achieve. We need to discuss some sort of requirement from developers to provide a comprehensive submission as to what their open space program can achieve for the residents and the township in general.
- 3) Obvious drainage channels have been created in the existing site. These drainage channels are not all reflected in any E&S facilities or stormwater "rain gardens". We need some training from our engineer regarding rain garden designs in Chester County.
- 4) The Coates "Junk Yard" conforms to the NW end of this development. It is the developers desire to insert a higher speed deceleration lane just after the turn at Coates and into their development. With traffic impacts expected from so many houses, such a deceleration lane needs to be discussed in concept. We were somewhat surprised at the actual distance involved in this concept.
- 5) Do we allow open space to be "netted" from areas that are already unable to be built upon and count as open space (even though these areas could never qualify as building land)? This is a reference to the entire wetland pond concept. Do we credit the open space tally merely because a developer cannot possibly use a portion of the property due to some natural constraint? Is it possible to disallow the pond to be given any credit for its open space tally? We should probably ask Jim Gade about what the entire open space and net land calculation looks like to him.

Letters of Extension

A motion was made by Cliff Lee, seconded by Janice Gavin, to request letters of extension for the following:

- Langston (Liz Miller Property) 180-Lot Preliminary Subdivision Plan
- Oxford Hollow Associates Preliminary Subdivision Plan
- Lewis Tract – Final Subdivision Plan

to be date specific for April 15, 2010. The motion carried.

Aye: 7 Nay: 0

⁴ The BOS had tabled this waiver until after the C.U. hearing. This will be on next BOS agenda.

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

- Elizabeth S. Miller – Preliminary 5-lot - Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Preserve at White Oak Farm – Preliminary Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Lewis Tract – Final Subdivision Plan
- Muehlmann Subdivision – Final Subdivision Plan
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Correspondence

NONE

Old Business

- **Wind and Solar Power Ordinances** – Chairman Joe Bauer asked the PC if anyone had done anything regarding these yet. Cliff Lee and Walt Leis commented that the Lower Oxford ordinance seemed more in tune with what we were looking for. The other ordinance draft was considered wordy and cumbersome. It was decided that this will be discussed more in the new year.

PC Members

Chairman Joe Bauer told the PC that the organization meeting will take place on Tuesday, January 5, 2010, where the Chairman, Vice-Chairman, and Secretary will be elected. No other business will be discussed at that meeting.

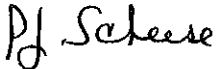
Visitors

Nothing

A motion was made by Walt Leis, seconded by John Wallace, to adjourn. The motion carried.
Aye: 7 Nay: 0

The meeting adjourned at 7:45 pm.

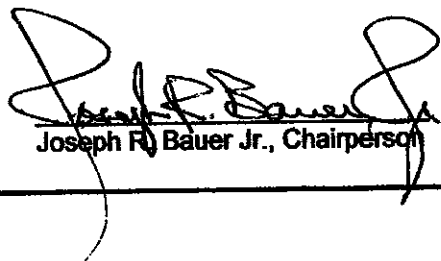
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 1/25/10



Joseph R. Bauer Jr., Chairperson