

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
OCTOBER 25, 2010**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Appoint a Vice-Chairman*
- VI. *Approve Minutes*
 - September 27, 2010
- VII. *Subdivision/Land Development Plans*

TOWNSHIP ENGINEER REVIEWS

- Stephen & Lydia Fisher Minor Subdivision Plan – Jim Gade, Stantec
 - Waiver Request – from Section 502.11.A of the SALDO – improvement of cartway
- David & Elizabeth Fisher Final Subdivision Plan – Jim Gade, Stantec
 - Request for Final Plan approval – Laura Swiski, Northpoint Engineering
- Andy King Minor Subdivision Plan – Jim Gade, Stantec

DEVELOPERS REQUESTING TO BE ON AGENDA

- Investment Guild LLC (Joe Chamberlin) – McCleod Property Sketch – Jim Fritsch – Register Assoc.

REQUEST FOR EXTENSION LETTERS

NONE

OTHER SUBDIVISIONS IN PROCESS (FYI)

- Timothy Bishop – Minor Subdivision Plan
- David T. Muehlmatt – Minor Subdivision Plan
- Langston - Preliminary Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates (Frost) (Option 1)
- Lewis Tract – Final Subdivision Plan
- Wicklow – Final Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

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

**East Nottingham Township
Planning Commission Regular Meeting Minutes
October 25, 2010**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on October 25, 2010 at 7:00 pm. Those present were: Chairperson Shannon Wells, Planning Commission Members Janice Gavin, Walt Leis, Rick Orner, Robert Williams, Planning Commission Secretary, PJ Scheese, Township Engineer, Jim Gade of Stantec, and various guests. PC Member, John Wallace arrived a few minutes late.

The meeting was called to order by Chairperson Shannon Wells at 7:00 p.m. He asked that Janice Gavin lead the Pledge of Allegiance.

Agenda

A motion was made by Rick Orner, seconded by Janice Gavin, to approve the agenda. The motion carried.

Aye: 5 Nay: 0

Public Comment on the Agenda

There was none.

Elect a Vice-Chairperson

Chairperson Shannon Wells opened the floor to nominations, and then **made the motion to nominated Janice Gavin for the position of Vice-Chairperson. The motion was seconded by Walt Leis. The motion carried.**

Aye: 5 Nay: 0

Minutes to Approve

A motion was made by Rick Orner, seconded by Janice Gavin, to approve the September 27, 2010 minutes for the regular PC meeting. The motion carried:

Aye: 5 Nay: 0

John Wallace arrived at 7:04 pm.

Subdivisions & Land Development Plans

Township Engineer Reviews

Stephen & Lydia Fisher Minor Subdivision Plan

Jim Gade reviewed his letter with the commission. This is a minor subdivision of property (78 +- acres) on Hickory Hill Road (Route 472) and Hilltop Road. The property is split by SR 472 and already has two tax parcel numbers. It is located in the R-1 district and has an existing dwelling, barn and other accessory structures on Lot 2. The existing barn and other structures already encroach upon the proposed Right of Way, they are considered existing non-conformities. Lot 1 is on the west side of SR 472 (36.4 acres) with no structures on it.

No construction is proposed for Lot 1 at this time and so a waiver from the requirements of doing a planning module was requested from and approved by the PA DEP. This ground is also in the Chester County Agricultural Preservation program, however the CC Ag Pres. Board does not consider this a subdivision and so Jeff Shellington sent an email to PC Secretary, PJ Scheese, indicating that they have no need to review it.

There is a waiver request from SALDO 502.11.A, requiring the improvement of the Hilltop Road cartway. **A motion was made by Walt Leis, seconded by Janice Gavin, to recommend approval of this waiver. The motion carried.**

Aye: 5 Nay: 0 Abstain: 1 (Rick Orner)

Melanie Hess, representing the applicant, requested a recommendation to the Board of Supervisors to approve this subdivision. The PC decided to wait for the Board's approval of the waiver request from SALSO 502.11.A before taking this action.

David & Elizabeth Fisher Final Subdivision Plan

Jim Gade reviewed his letter with the commission. Approval of this major subdivision was granted by the Board of Supervisors on September 13, 2010. There are no outstanding issues.

A motion was made by John Wallace, seconded by Rick Orner, to recommend approval of this final plan to the Board of Supervisors. The motion carried.

Aye: 6 Nay: 0

Andy King Minor Subdivision Plan

Jim Gade reviewed his letter with the commission. This plan was originally submitted through Lake Roeder Hillard & Associates in November, 2006, and last revised by them in April, 2009. There are five (5) separate tax parcels owned by Andy & Ruth King. A portion of the proposed Lot 2 is in Elk Township. The property is in the R-1 District. Lot 1 has a house, trailer, barn and other accessory buildings on it. Lot 2 has a barn and other accessory buildings on it and a 25 foot wide access strip to Media Road. Lot 3 has a house on it. The parent tract has been placed in a Deed of Agricultural Conservation with Chester County, which will prohibit any future subdivision of this property.

Two waivers have been requested from the SALDO:

1. Section 202 – defining a Common Driveway as providing access to no more than two contiguous lots. On October 13, 2009 *the Board of Supervisors approved this waiver with the condition that if either Lot 1 or 2 were sold that the 50 foot ROW access that is part of Lot 2 must be improved (driveway installed)*. Note that this has been decreased to a width of 25 feet.
2. Section 502.11.A – Improvement of only one side of street where a subdivision is proposed only on one side. *On September 9, 2009 the Board of Supervisors denied this waiver.* The applicant intends to resubmit this waiver.

The previous versions of this plan, done by LRH, showed an existing stream and floodplain on Lot 1 with the riparian corridor also shown. This needs to be put on the current plan, along with the recalculation of the net lot area.

The Chester County Open Space Committee needs to review this plan, and then the state must review it.

The applicant is in the process of working out the *Declaration of Covenant and Easement for Common Drive Maintenance* with the Township's Solicitor.

The Planning Module is currently being reviewed by Chester County's Health Department and Planning Commission. Component 4A may be signed by the Planning Commission and submitted back to the applicant.

A motion was made by Walt Leis, seconded by Robert Williams, to take no action. The motion carried.

Aye: 6 Nay: 0

Developers Requesting to be on the Agenda

Investment Guild LLC

This is property owned by Joe Chamberlin and Pat Curran. They were represented by Jim Fritsch of Register Associates. This tract is currently five (5) tax parcels along Baltimore Pike starting at the next lot over from Waterway Road going towards Barnsley Road. They are proposing to combine all parcels into one and put on it a bank (5250 SF), a retail strip mall (15,000 SF), and a two (2) story office building ((7200 SF), along with 177 parking spaces. It will be served by public sewer and water, which are available now to the applicants.

Walt Leis immediately recused himself as he worked on some environment issues regarding this site.

Jim Gade raised some concerns about the flow of traffic in and out of the parking lot, particularly where the red light is located at Barnsley Road. Penn Dot will have some input into this as well. Mr. Gade also raised the question as to whether the impervious surface and pave surface current non-conformities were legal non-conformities or not. Mr. Fritsch said that these issues would be addressed when the official Preliminary Land Development Plan is submitted.

Letters of Extension

NONE

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

- Timothy Bishop – Minor Subdivision Plan
- David T. Muehlmatt – Minor Subdivision Plan
- Langston - Preliminary Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
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- Lewis Tract – Final Subdivision Plan
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Correspondence

- Letter from Oxford Area Sewer Authority thanking the PC for their input into the Act 537 Plan.

Old Business

A date, time, and place have been set for the annual PC Christmas party. It will be at PJ Scheese's home on Wednesday, December 15th at PJ Scheese's home. Everyone is going to bring something. Ms. Scheese will be in contact with everyone to coordinate who is bringing what.

PC Members

NOTHING

Visitors

NOTHING

A motion was made by Walt Leis, seconded by Rick Orner, to adjourn the meeting. The motion carried.

Aye: 6 Nay: 0

The meeting adjourned at 7:50 pm.

Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 1.11.10


Shannon Wells, Planning Commission Chairman