

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
June 25, 2012**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - April 23, 2012
- VI. *Subdivision/Land Development Plans*

***TOWNSHIP ENGINEER REVIEW LETTERS – Township Engineer, Mark Deimler**

 - Carl & Leslie Mease Preliminary Land Development Plan

DEVELOPERS REQUESTING TO BE ON AGENDA - NONE

REQUEST FOR EXTENSION LETTERS – to be date specific for September 15, 2012

 - Virginia Woollens Minor Subdivision Plan

OTHER SUBDIVISIONS & LAND DEVELOPMENT PLANS IN PROCESS (FYI)

 - Langston - Preliminary Subdivision Plan
 - Liz Miller – 2003 Preliminary Subdivision Plan
 - Meadowview Estates (Frost) (Option 1)
 - Herr Foods Inc Industrial Subdivision Plan
 - Timothy Bishop – Minor Subdivision Plan
 - David T. Muehlmatt – Minor Subdivision Plan
 - Robert Mills Minor Subdivision Plan
 - Wicklow – Final Subdivision Plan
 - Wilson King – Final 2-Lot Subdivision & Land Development Plan
- VII. *Multi-Municipality Comprehensive Plan*
- VIII. *Trash & Recycle Ordinances*
- IX. *Correspondence*
 - *Watershed information from Chester County Water Resources Authority*
- X. *Old Business*
- XI. *New Business*
- XII. *Planning Commission Members*
- XIII. *Recognition of Visitors*
- XIV. *Adjournment*

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

**East Nottingham Township
Planning Commission Regular Meeting Minutes
June 25, 2012**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on June 25, 2012 at 7 pm. Those present were: Planning Commission, Chairman Walt Leis, Vice-Chair Janice Gavin, Members, Art Rieck, Rick Orner, Tom Faux and Planning Commission Secretary, PJ Scheese. Member John Wallace arrived late and Member Robert Williams was absent.

The meeting was called to order at 7:00 p.m. by PC Chairman Walt Leis.

The Pledge of Allegiance was led by Vice-Chair Janice Gavin.

A motion was made by Tom Faux, seconded by Art Rieck, to approve the agenda.

Aye: 5 Nay: 0

There was no public comment on the agenda.

A motion was made by Rick Orner, seconded by Art Rieck, to approve the regular meeting minutes for April 25, 2012. The motion passed.

Aye: 5 Nay: 0

Subdivisions & Land Development Plans

Engineer Review Letters – Township Engineer, Mark Deimler

Member John Wallace arrived at 7:09 p.m.

Carl & Leslie Mease Land Development Plan

Mr. Deimler reviewed his June 4, 2012 letter for this LDP. The main issue is the handicapped parking in the front along Baltimore Pike. The parking spots are 20 feet and they need to be 23 feet long. There is curbing along Baltimore Pike which Mr. Deimler does not believe PennDOT will approve. Ed Jefferis, of CLP, did send a response letter dated June 22, 2012 where the handicapped parking space was reduced to one that is 23 feet long. However, the curbing is still showing on the plan. Other issues include:

- Section 22-503(1)(C)(1) – regarding parking facilities not being placed within 10 feet of a side or rear property line. A waiver request has been made, dated May 21, 2012, which has not yet been voted on by the PC.
- Section 22-508 - regarding a 4" PVC drain label on the southern property line. Applicant says this will be corrected.
- Section 22-505(D&E) – regarding an easement on the Walgreens property. PJ Scheese will check into this.
- Section 22-507(A)(2) and (3) – regarding the trees around the trash disposal area. More detail is required from the applicant as this has only been partially addressed.
- Stormwater Management – The level of the infiltration bed was changed by 6". Mr. Deimler stated that he thought it being 6" deeper should not make a difference.

A motion was made by Rick Orner, seconded by Janice Gavin, to take no action. The motion carried.

Aye: 6 Nay: 0

Developers requesting to be on Agenda - NONE

Letters of Extension

- Virginia Woollens Minor Subdivision Plan - **A motion was made by John Wallace, seconded by Art Reick, to request a letter of extension to be date specific for September 15, 2012. The motion carried.**

Aye: 6 Nay: 0

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

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

Multi-Municipality Comprehensive Plan

A public meeting for this will be held at the Herr's Visitor Center on July 25, 2012, where the BOS of all the participating municipalities will be present. It is possible that it may be adopted by some or all of the municipalities at that time. The ENT BOS is requesting an opinion from the ENT PC before then.

There was some discussion regarding the implementation agreement that is to follow this Comp Plan, at a later date. Janice Gavin, the PC member who has been participating in this process from the beginning, talked about the reservations she has about adopting this plan. The Township is not required to approve the implementation agreement, which has several requirements each municipality would have to follow. However, Ms. Gavin said that she did not understand why the township would adopt this plan without adopting the implementation agreement. And since she does not agree with the implementation strategy, she does not think this Comp Plan should be adopted. There was some discussion about this.

The plan is pretty big and could not realistically be reviewed by all members of the PC in time for the public meeting in July. Joel Brown, Lower Oxford representative on the Comp Plan Committee, was in attendance and suggested that if the PC members read the sections on *Land Use, Fair Share Calc, Natural Resources* and the *Executive Summary*, they would gain a good sense of the plan. PJ Scheese said she would print out these sections for the PC and drop them off at their homes.

Trash & Recycle Ordinance

Chairman Walt Leis read the letter from DEP to BOS Chairman John P. Coldiron about the mandate that requires ENT to adopt this ordinance. Some of the sample ordinances the PC had read in advance of this meeting were discussed and there was concern about some of the restrictions. Particularly the one that will ban burning of any kind of waste. A representative of the DEP is scheduled to come to the next BOS meeting to talk about this, but several of the PC will be on vacation that week. A request was made to ask the BOS to have the representative come to the July 23 PC meeting first, since the BOS is looking for their input into writing this ordinance. PJ Scheese will make the request to the BOS.

It was also suggested that instead of trying to write this ordinance and then have it vetted by a Township Solicitor, to have the Solicitor write it using suggestions of content from the PC.

Correspondence

- Watershed information from Chester County Water Resources Authority

Old Business - NOTHING

New Business - NOTHING

PC Members - NOTHING

Recognition of Visitors – NOTHING

A motion was made by Tom Faux, seconded by Art Rieck, to adjourn the meeting.

The meeting adjourned at 8:13 p.m.

Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 7/23/12


~~Wait Lois, Planning Commission Chairman~~ *Member*
John Wallace
