

AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
November 27, 2012

I. *Call meeting to order*

II. *Pledge of Allegiance*

III. *Approve Agenda*

IV. *Public Comment on Agenda*

V. *Approve Minutes*

- October 22, 2012

VI. *Subdivision/Land Development Plans*

***TOWNSHIP ENGINEER REVIEW LETTERS – Mark Deimler, Solanco Engineering**

- Richard & Alice Van Norman Minor Subdivision Plan

DEVELOPERS REQUESTING TO BE ON AGENDA

- Richard & Alice Van Norman Minor Subdivision Plan – Ed Jefferis, Concord Land Planners
- Waiver Requests from SALDO
 - 22-502.11 – street improvements
 - 22-50.61.A – concrete monuments
 - 512 – Parks & Open Space fee in lieu of

REQUEST FOR LETTERS OF EXTENSION - None

OTHER SUBDIVISIONS & LAND DEVELOPMENT PLANS IN PROCESS (FYI)

- Carl & Lesley Mease Final Land Development Plan
- 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. Muehlmann – Minor Subdivision Plan
- OSAS Wastewater Treatment Plant Prelim LDP (Conditionally approved by BOS)
- Virginia Woollens Minor Subdivision Plan (PC recommended approval conditional on DEP PM approval)
- Wicklow – Final Subdivision Plan – to be date specific for December 15, 2013
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

VII. *Ordinances*

- County-Wide Act 167 Stormwater Management Model Ordinance – review by Mark Deimler
- Trash & Recycle Ordinance – update from subcommittee members Reick, Gavin, & Faux

VIII. *Correspondence*

- Letter from Brutscher, Foley, Milliner & Land, LLP – results of Eshelman zoning hearing.

- IX. *Old Business*
- X. *New Business*
- XI. *Planning Commission Members*
- XII. *Recognition of Visitors*
- XIII. *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
November 27, 2012**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on November 27th at 7 pm. Those present were: Chairman Walt Leis, Vice-Chair Janice Gavin, Members John Wallace, Tom Faux, Marc Arot and Planning Commission Secretary, PJ Scheese. Members Art Rieck and Robert Williams were absent.

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

The Pledge of Allegiance was led by Janice Gavin.

Chairman Walt Leis made mention that Ed Jefferis, Concord Land Planners, was not present to represent the VanNormans.

A motion was made by John Wallace, seconded by Marc Arot, to approve the agenda. The motion carried.

Aye: 5 Nay: 0

There was no public comment on the agenda.

A motion was made by Marc Arot, seconded by John Wallace, to approve the regular meeting minutes for October 22, 2012. The motion carried.

Aye: 5 Nay: 0

Subdivisions & Land Development Plans

Engineer Review Letters

Richard & Alice Van Norman Minor Subdivision Plan

Township Engineer, Mark Deimler, reviewed his letter. The two main issues discussed were:

- The Riparian Corridor limits need to be delineated on the plan, as well as any potential wetlands.
- The letter from the Chester County Health Department is concerned with the long-term sewage disposal needs of lot 1 and is requiring the applicant to do perk tests. Mr. Deimler stated that this is within the purview of the Health Department. If the ground does not perk, and DEP does not grant a waiver from doing a sewage facilities planning module, it is possible that the township will have to deny approval of this subdivision.

It is up to the applicant to work through these issues. **A motion was made by John Wallace, seconded by Janice Gavin, to table this subdivision until the applicant is ready to discuss it again. The motion carried.**

Aye: 5 Nay: 0

Letters of Extension - None

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

- Carl & Lesley Mease Final Land Development Plan
- 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
- OSAS Wastewater Treatment Plant Prelim LDP (Conditionally approved by BOS)
- Wicklow – Final Subdivision Plan – to be date specific for December 15, 2013
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There was some discussion about the Mease Plan. The Preliminary Plan has been approved, and the Final Plan has been submitted. However, the applicant does not wish to submit the financial support for the Improvement Guarantee. Had he not submitted the Final Plan, the applicant could have made the improvements, and then submitted the Final Plan as an As Built Plan, thereby not having to provide a letter of credit. He does have the option of withdrawing the Final Plan, but the application fees and payment for the time spent by the township engineer to review the plan would not be reimbursed. So at this point we are waiting for the applicant to make a decision as to what he wants to do.

Ordinances

County-Wide Act 167 Stormwater Management Model Ordinance

Township Engineer, Mark Deimler has reviewed the process of Lancaster County's Ordinance, and is familiar with Chester County's draft ordinance. He stated the opinion that Chester County's ordinance is pretty good. DEP is inflexible on certain things. The Township will have to adopt an ordinance eventually and there are some things that will have to be included in it. Some edicts come from the federal level. Mr. Deimler and PJ Scheese are meeting with Jan Bowers of the Chester County Water Resource Authority on December 4th.

Trash & Recycle Ordinance

The subcommittee consisting of Ms. Gavin, Mr. Rieck, and Mr. Faux have made no progress as of the date of this meeting. Mr. Faux and Ms. Gavin committed to meeting this Thursday, November 29th at Mr. Faux's home.

Correspondence

- Letter from Brutscher, Foley, Milliner & Land, LLP – results of Eshelman zoning hearing. Variance was approved.

Old Business - None

New Business

The Christmas party will be held at Janice Gavin's home on Friday, December 28, 2012. PC member must contact PJ Scheese as to whether they are coming or not.

PC Members - Nothing

Recognition of Visitors - Nothing

A motion was made by John Wallace, seconded by Janice Gavin, to adjourn the meeting.

The meeting adjourned at 7:44 p.m.

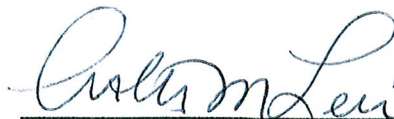
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 12/17/12



Walt Leis, Planning Commission Chairman
