

**East Nottingham Township
Planning Commission Meeting Minutes
April 25, 2005**

COPY

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on April 25, 2005 at 7 pm. Those present were: Chairperson, Marianne H. Russo, Vice-Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Clifford Lee, Michael W. Rebert, Gene Turns, Walt Leis and Planning Commission Secretary, PJ Scheese. Percy Reynolds was absent.

The meeting was called to order at 7:00 p.m. by Chairperson, Marianne H. Russo.

The Pledge of Allegiance was led by Vice-Chairperson, Joe Bauer.

Marianne Russo introduced Jim Gade, engineer with Vollmer Associates, as the new engineer for the Planning Commission, and explained that gradually he will assume responsibility for new development plans that come into the township.

A motion was made and seconded to approve the agenda. The motion carried.

Aye: 6 Nay: 0

A motion was made by Cliff Lee to approve the March 28, 2005 minutes, seconded by Walt Leis. The motion carried.

Aye: 6 Nay: 0

Marianne Russo said that the BOS had approved for Ragan Engineering to do a feasibility study on traffic impact fees (not to exceed \$1000). She also said that Woods of Nottingham is in the BOS hands.

Horse per Acre Ordinance

The final draft was received from Winnie and will be passed on to the BOS for approval.

Burn Ordinance

Gene Boniker reviewed the reworked ordinance with the PC. Some minor changes were recommended. Walt Leis asked that a table be made showing what is allowed to be burned. Motion to pass on to BOS, with changes made, was made by Joe Bauer and seconded by Gene Turns.

The motion carried.

Aye: 6 Nay: 0

Noise Ordinance

Joe Bauer presented a revised version of the proposed Noise Ordinance. There was some discussion regarding this ordinance. It was decided that it will be looked over more closely at the next meeting before voting to pass it on to the BOS. Dave Shelton raised a question about farmers pumping water out of a stream all night to irrigate fields. He and Joe Bauer will discuss this further before the next meeting.

Water Ordinance

Walt Leis has incorporated Ron Ragan's comments in the new version. Once he receives Winnie's input he will also incorporate and have it ready for the next PC meeting.

Marianne Russo urged the PC to look intently at both the Noise and Water Ordinances and email comments to Joe and Walt.

Developments

Century Oak

Open issue still remains about the HOA responsibilities regarding fire hydrant and retention pond fees. Jonathan Penders handed out an outline for responsibilities and duties of the HOA.

Other open issues are:

- Planning Module approval

- Storm water NPDS
- Offsite improvements (possible contribution to Mt. Pleasant & Fifth Streets)
- CCPC letter mentioned contribution to traffic light

In regards to the fencing issue, developer said that if the neighboring property has not been subdivided by the end of this project, there will be fencing.

Motion for conditional approval of final plan was made by Cliff Lee and seconded by Joe Bauer. The motion carried.

Aye: 6 Nay: 0

Nottingham Towers Property

No one representing Heath Agency was in attendance. Joe Bauer made a motion to take no action, seconded by Walt Leis. The motion carried.

Aye: 6 Nay: 0

Chamberlain/Nelson Old School House Property

A motion to table discussion until later in the meeting was made by Joe Bauer, seconded by Cliff Lee. Motion carried.

Aye: 6 Nay: 0

James Mark

Ron Ragan went over his review letter. He said this was a relatively simple plan, the main thing being the performance guarantee, which is a BOS issue. There was some discussion about curbing and lighting. A motion was made by Joe Bauer to approve the final plan, seconded by Walt Leis. The motion carried.

Aye: 6 Nay: 0

Ruth Coldiron

The Oxford Borough has approved the preliminary plan. Joe Bauer asked who would maintain the undeveloped ENT parcel. This will be retained by Mrs. Coldiron and be maintained by her (3.7 acres). A motion to approve the preliminary plan was made by Joe Bauer, seconded by Mike Rebert. The motion carried.

Aye: 6 Nay: 0

Hickory Hill Road Tract (211 lots)

The PC reviewed Ron's and Winnie's comments about the Planning Module. A motion to accept the Sewer Planning Module was made by Joe Bauer, seconded by Mike Rebert. The motion carried.

Aye: 5 Nay: 1 (Walt Leis)

Hickory Hill Subdivision Treatment Plant

Jack Wertzle, lawyer for Brandolini, discussed the waivers approved by the BOS at their last meeting. There appeared to be no other issues. A motion to approve the preliminary plan was made by Joe Bauer, seconded by Cliff Lee. The motion carried.

Aye: 6 Nay: 0

Joe Bauer moved, seconded by Gene Turns, that the PC take no action on:

Woods at Nottingham (in BOS hands)
Elkdale Green
Tom Swift
Cook Brothers
Jordan Manor
James Ferver

Meadowview Estates
Liz Mill Farm
Cooper Farm
Hopewell Rides
Hostetter Shephard
Frank Lobb

The motion carried.

Aye: 6 Nay: 0

Lewis Tract

Scott Cannon wants a recommendation for final approval. The PC briefly looked at the plans and Ron's review, but since they had not received the review (scheduled for next month), they require more time for review. There will be some offsite improvements. A motion to table further discussion was made by Gene Turns, seconded by Joe Bauer. The motion carried.

Aye: 6 Nay: 0

A break was taken at 8:15 pm. The PC reconvened at 8:27 pm.

Chamberlain/Nelson Old School House Property

Jim Gade, Vollmer, reviewed his comments with the PC. There are lighting issues, and several waiver requests. Walt Leis asked if they had probed the area to find the water depth. The answer was no and Jim said he would suggest that. There was some discussion regarding the use of the building. The possibility of it being used as a school again prompted some concern about safety issues regarding the infiltration beds and the proximity to a busy road. A motion to take no action was made by Joe Bauer, seconded by Walt Leis. The motion carried.

Aye: 6 Nay: 0

Elkdale Green

Since the PC had requested a revised plan from the developer, they took a look at it and the Open Space Management plan.

Old Business

There was none.

PC Members

- Walt Leis & Gene Turns need financial disclosure forms. PJ said she would send them each one.
- Gene Turns would like to go out to the different sites. Walt agreed. Marianne and PJ will go over the sites together and prioritize in order to set up field trips for the PC.
- Mike Rebert asked if anything was being done regarding setting standards for curbs in ENT subdivisions. Ron will give something from New London to PJ by the end of the week. Jim Gade to gather information regarding population density and curbs to send to PJ. She will pass along all information to the PC.

Extension Chart

Extension letters were requested for Hopewell Ridge, Century Oak & James Mark.

No further business was brought up by either PC members or visitors. A motion to adjourn was made by Walt Leis, seconded by Mike Rebert. The motion carried.

Aye: 6 Nay: 0

The meeting was adjourned at 9:10 pm.

Respectfully Submitted,

PJ Scheese
Planning Commission Secretary

APPROVED:

Date _____

Marianne H. Russo, Chairperson
