

**East Nottingham Township  
Planning Commission Meeting Minutes  
November 27, 2006**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on November 27, 2006 at 7 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Gene Turns, Walt Leis, John Wallace, Marianne Russo, Mike Rebert and Planning Commission Secretary, PJ Scheese. Vice-Chairperson, Clifford Lee was absent.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:04 p.m.

Gene Turns led the Pledge of Allegiance.

**A motion was made by Marianne Russo, seconded by Mike Rebert, to approve the agenda. The motion carried.**

**Aye: 6      Nay: 0**

There was no public comment on the agenda.

**A motion was made by John Wallace, seconded by Gene Turns, to approve the October 23, 2006 minutes. The motion carried.**

**Aye: 4      Nay: 0      Abstention: 2 (Marianne Russo & Mike Rebert)**

**Subdivisions & Land Development Plans**

Joe Bauer reviewed the PC meeting Protocol for Township Engineer Review Letters:

**Township Engineer Review Letters**

**Hickory Hill Phase I – Final Plan**

Jim Gade, Township Engineer, stated that he spoke with the applicant's solicitor and engineer today. They all agreed that there is still much to work out and there was no point in reviewing the letter tonight. Mike Rebert asked about the drainage easement issue and if it had been taken care of. Jim Gade said that it had been settled and that they would work off of Ron Ragan's calculations.

**A motion was made by Marianne Russo, seconded by John Wallace, to take no action. The motion carried.**

**Aye: 6      Nay: 0**

**Meadowview Estates – Preliminary Plan**

Jim Gade reviewed his letter to the applicant. This subdivision is in Lower Oxford and Oxford Borough, as well as having 47 lots in East Nottingham. The major points are:

1. Applicant is using the ROSD, however no calculations have been submitted yet.
2. Jim Gade has requested another traffic study as the previous study was done in August of 2003. He also requested that the applicant consider their impact relationship with other developments planned in that area.
3. Easements need to be shown on the plan and net open space calculations need to be shown as well.
4. Wetlands need to be shown on the plan.
5. Copies of the Penn Dot HOP plans and application permit must be submitted.
6. There are some waivers that still need to be requested.
7. All easements should be identified on the plans and be dimensioned accordingly.

Joe Bauer asked if there was any reference to a trail on the plans. Jim Gade said no. Joe Bauer stated that this is supposed to be part of the trail system from Memorial Park, in the Borough, through Sycamore Crossing and eventually going to the OARA Park. The original plan did show the trail.

Mike Rebert asked how the review process works with coordinating with Lower Oxford and the Borough. Jim Gade said that each municipality reviews the plans separately.

**A motion was made by Walt Leis, seconded by Gene Turns, to take no action. The motion carried.**

**Aye: 6      Nay: 0**

***Developers Requesting to be on Agenda***

**George Thompson Subdivision**

Chester Diem of Register Associates represented the applicant. He stated that the applicant is seeking zoning relief, by way of a variance, from either the definition of a lot, or the lot size. This is because of the road bisecting some of the lots. All lots on the west side of Graves Mill Road will be deed restricted. There was some discussion about some ruins that are on the property and whether they were from an old barn, ice house or dam. **Thirteen waivers from the SALDO have been requested.**

1. **302.02.B – Requiring a separate Preliminary Plan submission for subdivisions in excess of four lots.**
2. **402.03.A – Requiring existing contours at two (2) foot intervals on the Preliminary Plan.**
3. **402.04.L – Requiring storm water management data on the Preliminary Plan.**
4. **402.05.E – Requiring erosion and sedimentation control plan submission to the Chester County Conservation District on the Preliminary Plan.**
5. **402.05.I – Requiring a wetland jurisdiction determination and verification by the U.S. Army Corps of Engineers on the Preliminary Plan.**
6. **403.03.A – Requiring existing contours at two (2) foot intervals on the Final Plan.**
7. **403.03.E.1 – Requiring the location and size of on-lot sewage disposal and water supply system on the Final Plan.**
8. **403.03.N – Requiring a grading plan on the Final Plan.**
9. **403.03.R – Requiring storm water management data on the Final Plan.**
10. **403.05.O – Requiring erosion and sedimentation control plan submission to the Chester County conservation District on the Final Plan.**
11. **502.11 – Requiring street improvements to existing streets.**
12. **506.01.B – Requiring monuments to be set at all angle points of the boundaries of the original tract.**
13. **508 – Requiring storm water management and floodplain control.**

**A motion was made by Walt Leis, seconded by Gene Turns, to approve the waivers listed above.**

**The motion carried.**

**Aye: 6      Nay: 0**

Chester Diem then requested a conditional approval of the plans. The PC would not vote on that.

**Tigue Farm (aka Jordan Manor)**

No one was present to represent the applicant. There was some discussion regarding the 115 acre farm being preserved as the open space part of the development, and changing from a community sewage system to public sewer. There is some question as to whether this will require a whole new plan, or simply a revision of the current plan.

***Letters of Extension***

**A motion was made to request letters of extension for:**

- **Elizabeth Miller – Preliminary Plan**
- **Reserves of Dunlap – Preliminary Plan**
- **Wicklów – Preliminary Plan**
- **Timothy Bishop – Minor Plan**
- **Hickory Hill Phase I – Final Plan**
- **Lewis Tract – Final Plan**
- **Stoltzfus Tract – Minor Plan**

**by Mike Rebert, seconded by Marianne Russo, to be date specific for March 15, 2007. The motion carried.**

**Aye: 6      Nay: 0**

**Conditional Use Hearings**

**Langston (Liz Miller) Property**

There is still no word yet as to when this CUH will take place.

**Correspondence**

- Ag Security letter from Pat Brady, Township Secretary regarding Christian G. & Malinda K. Esh property on Frog Hollow and Oxford Roads.
- Chester County Water Ways Bi-Monthly Publication
- OASA – Act 537 Plan cover letter
- Crossan-Raimato letter – RE: Williamson Subdivision Planning Module

**PC Members**

- PC Christmas Party will be on Wednesday, December 13<sup>th</sup> at 7pm, at the Red Rose Inn. It is a seafood buffet again this year, at \$25 a person. Everyone is to let PJ Scheese know if you are coming and how many, no later than Wednesday, December 6<sup>th</sup>.
- Marianne Russo asked about the status of the Comprehensive Plan. Joe Bauer stated that he has received some information from David Ward of the Chester County Planning Commission, and that he has had some correspondence with Helen Esbenshade, Township Solicitor.

**Old Business**

None

**Recognition of Visitors**

- Jennifer Brown, visitor, asked what the capacity of the new sewer system will be. She was referred to Ed Lennex, Executive Director of the OASA. Ms. Brown also asked how a new ordinance is enacted. There was some discussion about this.
- Dave Shelton, Supervisor, asked about the waiting list for County help on the Comprehensive Plan. Chairman Joe Bauer said he would check with David Ward the next day.

**A motion was made by Marianne Russo, seconded by John Wallace, to adjourn the meeting. The motion carried.**

**Aye: 6      Nay: 0**

The meeting adjourned at 8:15 pm.

Respectfully Submitted,

*PJ Scheese*

PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 12/18/06

*Joseph R. Bauer*  
Joseph R. Bauer, Chairperson