

**East Nottingham Township  
Planning Commission Meeting Minutes  
December 18, 2006**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on December 18, 2006 at 7 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members, Gene Turns, Walt Leis, John Wallace, Marianne Russo, and Planning Commission Secretary, PJ Scheese. Mike Rebert was absent.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:03 p.m.

Vice-Chairperson, Clifford Lee led the Pledge of Allegiance.

Chairman Joe Bauer made one change to the agenda. The Andy King subdivision was removed from the agenda. **A motion was made by Gene Turns, seconded by Marianne Russo, 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 November 27, 2006 minutes. The motion carried.**

**Aye: 5      Nay: 0      Abstention: 1 (Clifford Lee)**

**Subdivisions & Land Development Plans**

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

***Township Engineer Review Letters***

**George Thompson**

Jim Gade, Township Engineer, reviewed the plan with the PC. The main issue is the right-of-way creating a defacto subdivision to lots less than five acres. This will be not be resolved until the Zoning Hearing takes place, which to this date has not been scheduled yet. These lots will be deed restricted. The thirteen waivers requested at the November 27, 2006 PC meeting were approved at the December 12, 2006 BOS meeting.

The applicant requested a conditional final plan approval by the PC. There are still two outstanding issues, i.e., zoning relief and the exemption from doing a planning module from DEP.

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

**Aye: 6      Nay: 0**

**E. Mitchell Delp**

Jim Gade reviewed this new 2-lot subdivision with one new driveway proposed. There are no waivers requested or zoning issues. Some of the driveways across the street need to be shown on the Plan. Joe Bauer signed the Component 4A for the Planning Module.

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

**Aye: 6      Nay: 0**

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

**Hopewell Elementary School - LDP**

Jim Gade said that he had spoken with Dan Errett, Lake Roeder Hillard, earlier today and as there was no review letter yet, they concluded there was no reason for Dan to come to the meeting. Chairman Bauer signed the Component 4A section of the Planning Module.

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

**Aye: 6      Nay: 0**

Hickory Hill Phase I – Final Plan

Jack Wuertle, solicitor for applicant, presented. Jim Gade and the applicant's engineer, Dan Wright have been working together. There will be two waivers requested from the SALDO. They are:

- 1) 502.16.A requiring the distance between driveway and intersections to be at least 80 feet. The applicant argues that as this is a cluster development, the 80 feet can not always be observed. Dan Wright said that there are approximately eight driveways that are affected. The proposed distance for these will be changed to approximately 60 feet. The applicant agreed to submit a written waiver request, including the numbers of the affected lots.
- 2) 502.16.B requiring mailbox cutouts in the roads. The applicant argues that the road will look wavy if each mailbox is cut out. They would like not to do the cutouts, as they believe aesthetically it will look better without them. There was some discussion about the snowplows knocking down mailboxes that are directly on the street. The post office has regulations determining the distance mailboxes need to be off the street. There was also some discussion about clustering mailboxes. Someone made the statement that this is usually done for townhouses and that it depended upon where the sidewalk is to be.

This led to a discussion about the trail system that was done during the preliminary plan phase. This will be in lieu of sidewalks. It is to be bituminous surface for easier maintenance (impervious coverage). The preliminary plan was approved in May of 2004. PJ Scheese is to check the BOS minutes, around this time period, for the sidewalk/trail system issue.

The applicant was looking for a vote on the waivers requested, but was told they had to submit them in writing first. The PC did indicate that they were okay with the driveway waiver as per this evening's discussion. The PC also indicated that they would have no problem with the mailbox waiver if there were no sidewalks.

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

**Aye: 6      Nay: 0**

Letters of Extension

**A motion was made by Marianne Russo, seconded by Walt Leis to request a letter of extension for:**

- **George Thompson**

**to be date specific for April 15, 2007. The motion carried.**

**Aye: 6      Nay: 0**

No Action

A motion was made by Joe Bauer, seconded by Gene Turns to take no action on the following plans:

- Elizabeth Miller – Preliminary Plan
- Elkdale Green – Preliminary Plan
- Hickory Hill Phase II – Preliminary Plan
- Tigue Brothers (aka Jordan Manor) – Preliminary Plan
- Jonathan & Elizabeth Lapp – New Preliminary Plan
- Meadowview Estates – Preliminary Plan
- Reserves of Dunlap – Preliminary Plan
- Wicklow – Preliminary Plan
- Williamson – Preliminary Plan
- Timothy Bishop – Minor Plan
- Cooper Farms (aka Greenpoint Farms Phase II) – Final Plan
- Lewis Tract – Final Plan
- Tom Swift – Minor Plan
- Clifford Lee – Minor Plan
- Cook Bros. (aka Meadow Creek)

The motion carried.

**Aye: 5      Nay: 0      Abstention: 1 (Cliff Lee)**

Correspondence

- PA Land Use Institute – Land Use Seminar

**PC Members**

- Walt Leis raised the issue of speed limits and that people are not obeying them. This is prompted by the car accident on Waterway Road on Friday December 15<sup>th</sup>, involving a teenage girl driving well over the speed limit. There was some discussion about this. It was mentioned that there should be an inter-municipal meeting to attack this as a major community problem. Walt said he will write a letter to the BOS to contact the other municipalities to discuss this jointly and invite the state police.
- Walt Leis raised the issue of the developers sticking to the NPDES requirements. He believes the inspections need to be more frequent and more in depth. He suggested we notify Dan Greg of the Chester County Conservation District. Walt said he would write a draft letter.

**Old Business**

None

**Recognition of Visitors**

- Ed Lawrie suggested putting the wrecked car up on school property for all to see the consequences of speeding.
- Dave Shelton, Township Supervisor, suggested the reorganization meeting for the PC should be on January 3, 2007. PJ was told to tell Pat Brady, Township Secretary, to put this on the December 28, 2006 closeout meeting agenda. The meeting should be advertised for 7pm on Wednesday, January 3, 2007.

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

**Aye: 6      Nay: 0**

The meeting adjourned at 7:59 pm.

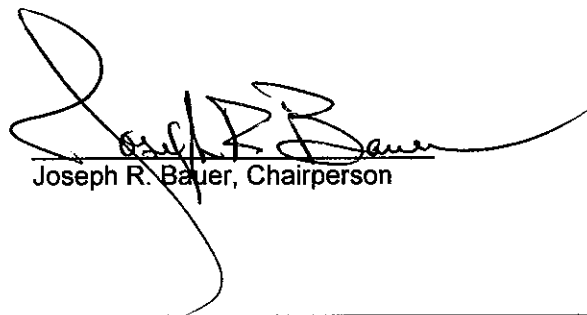
Respectfully Submitted,



PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 1/22/07



Joseph R. Bauer, Chairperson