

**East Nottingham Township  
Planning Commission Meeting Minutes  
April 25, 2007**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on April 25, 2007 at 7 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members, Gene Turns, John Wallace, Mike Rebert, and Walt Leis, , and Planning Commission Secretary, PJ Scheese. Marianne Russo was absent.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:00 p.m. Then he read the notice changing the PC regular meeting date from April 23, 2007 to April 25, 2007, from the April 18, 2007 issue of the Daily Local News.

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

**A motion was made by John Wallace, seconded by Cliff Lee, to approve the agenda. The motion carried.**

**Aye: 6      Nay: 0**

There was no public comment on the agenda.

### **Minutes to Approve**

**February 26, 2007 – a motion was made by Gene Turns, seconded by John Wallace to approve these minutes, with the year changed from 2006 to 2007. The motion carried.**

**Aye: 5      Nay: 0      Abstain: 1 (Mike Rebert)**

**March 26, 2007 – a motion was made by Mike Rebert, and was seconded, to approve these minutes, with the year changed from 2006 to 2007. The motion carried.**

**Aye: 4      Nay: 0      Abstain: 2 (Gene Turns & John Wallace)**

Chairman Joe Bauer stated that he attended a meeting with Ron Bailey, of the Chester County Planning Commission, and others, to discuss the Township's Comprehensive Plan. They are looking into doing a multi-municipality Comp Plan, as Lower Oxford, Oxford Borough and possibly Elk Township all need to write new plans. There will be a joint meeting of these municipalities to put into process a steering committee to update the comprehensive plans. Joe Bauer said that Ron Bailey Indicated at their meeting that there is lots of grant money out there, possibly enough to cover most of the cost of doing a Comprehensive Plan.

### **Subdivisions & Land Development Plans**

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

#### ***Township Engineer Review Letters***

##### **Hopewell Elementary School – Preliminary Land Development Plan**

Township Engineer, Jim Gade of Vollmer, now Stantec, stated that he reviewed the revised plans, dated 3/29/07. There are still some open issues such as some waivers, infiltration facilities for stormwater management, and an improvement guarantee that need to be addressed and finalized. Joe Bauer stated that on Saturday, April 14<sup>th</sup> some of the PC and BOS went to the school location and walked the entire site and noticed a number of things that were not shown on the plans. Of particular concern are Items such as storm drains flowing into wetlands and an active septic tank with no known location of the septic drain field that would go with it. Joe Bauer said there were several stormwater management issues of concern. Walt Leis said that he went out the following Sunday, April 15<sup>th</sup> and noticed several neighboring properties that look as though they are encroaching onto school property.

Joe Bauer stated that contrary to Chauncey Boyd's, Chairman of the School Board, claim that Oxford Borough had approved all waivers requested, they have, in fact, not been approved by the Borough Council, as of this date.

There was discussion regarding concerns about some of the waiver requests:

- 506.01.B requiring monuments being set on the entire tract – Walt Leis stated that they would be breaking with regular practice if this waiver is granted.
- 503.3 – requiring putting curbs on the access road and some of the bus staging areas as shown on the plan – Will there be sheet flow with or without curbs. Jim Gade stated that water quality is better without curbs.
- 513 requiring a traffic study – traffic will be increased in the Borough, not the Township.
- 502.17.F requiring 30' setback from the access drive – there was some discussion about this.

Joe Bauer asked if anyone would like to make a motion to approve waiver request 304.04 granting relief to the applicant from having to go through both a preliminary plan phase and a final plan phase. As no one responded Chairman Bauer suggested the PC go through the waivers voting as "aye" meaning yes the waiver should be granted, or "nay" meaning no the waiver should not be granted.

**A motion to vote on waiver request from SALDO section 304.04 was made by Joe Bauer, seconded by Gene Turns. The vote was:**

**Aye: 0      Nay: 6**

**A motion to vote on waiver request from SALDO section 402.03.B, to grant relief from having to show all adjoining property owners for the tract on the plan, was made by Joe Bauer, seconded by John Wallace. The vote was:**

**Aye: 0      Nay: 6**

**A motion to vote on waiver request from SALDO section 402.03.E, to grant relief from having to show significant environmental and topographical features within 100' of the tract, was made by John Wallace, seconded by Cliff Lee. The vote was:**

**Aye: 0      Nay: 6**

**A motion to vote on waiver request from SALDO section 506.01.B, to grant relief from having to set monuments on entire tract, was made by Mike Rebert, seconded by John Wallace. The vote was:**

**Aye: 0      Nay: 6**

**A motion to vote on waiver request from SALDO section 503.3, to grant relief putting curbs on the access road and some of the bus staging areas, as shown on the plan, was made by Mike Rebert, seconded by Cliff Lee. The vote was:**

**Aye: 6      Nay: 0**

**A motion to vote on waiver request from SALDO section 513, to grant relief from doing a traffic study, was made by Cliff Lee, seconded by Mike Rebert. The vote was:**

**Aye: 3      Nay: 3 (Cliff Lee, Mike Rebert, & Gene Turns)**

**A motion to vote on waiver request from SALDO section 502.17.F, to grant relief from the restriction that no part of any structure being located within 30' from the cartway edge of an access drive, was made by Mike Rebert, seconded by John Wallace. The vote was:**

**Aye: 6      Nay: 0**

**A motion to vote on waiver request from SALDO section 502.17.G, to grant relief from requiring the radius of the access drive to Garfield Street to be 200', was made by Gene Turns, seconded by Cliff Lee. The vote was:**

**Aye: 6      Nay: 0**

David Hill, applicant's architect, asked that the specific issues discussed this evening be addressed in a letter to the applicant. PJ Scheese will draft a letter for the Chair's review. The issues specifically stated are:

- 1) encroachment of property owners onto school property

- 2) Stormwater drain from Fifth Street
- 3) Drainage field for septic tank and field house.

Rick Orner, guest, asked the applicant why they started working with the Oxford Borough on this plan in early October, but waited until late November to start addressing the Township. There was some discussion about this until the Chair asked to move on to the next business at hand.

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

**Bethany Christian School**

Ron Ragan represented the applicant. Also in attendance on behalf of Bethany Christian School were Bill Shepherd, Rich Hostettler and Larry Templer. The existing school was built in the 1990's with a land development plan. They have applied for a Conditional Use in order to expand the school. The proposed expansion will be 1200 ft<sup>2</sup>, consisting of eight (8) classrooms, restrooms, and storage space. They will also need to add some parking and more stormwater management facilities.

The applicant is looking for a positive recommendation from the PC to the BOS in regards to the conditional use being granted. The increase in students would be approximately 50 students. The objective of the expansion is more to make more room for the existing student body, rather than to increase their enrollment. They are currently using modular units. After the addition is added the library will be moved and that modular will be removed. Remaining will be 2 modular's.

**A motion was made by Gene Turns, seconded by Cliff Lee, to recommend approval of the conditional use to the BOS. The motion passed.**

**Aye: 5      Nay: 0      Abstain: 1 (John Wallace)**

PJ Scheese, PC Secretary, will write a memorandum to the BOS.

***Letters of Extension***

**A motion was made by Walt Leis, seconded by Cliff Lee, to request letters of extension for the following:**

- **Jordan Manor – Preliminary Plan**
- **Meadowview Estates – Preliminary Plan**
- **TDT Prime Development – Preliminary Plan**
- **Williamson – Preliminary Plan**
- **E. Mitchell Delp - Minor Plan**
- **Cook Brothers (aka Meadow Creek) – Final Plan**

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

**Aye: 6      Nay: 0**

***No Action***

No action was taken on the following plans:

- Elizabeth Miller – Preliminary Plan
- Elkdale Green – Preliminary Plan
- Hickory Hill – Phase II – Preliminary Plan
- Reserves of Dunlap – Preliminary Plan
- Wicklow – Preliminary Plan
- Timothy Bishop – Minor Plan
- Cooper Farms – Final Plan
- Hickory Hill – Phase I – Final Plan
- King Tract – Minor Plan
- Jonathan Lapp – Minor Plan
- Lewis Tract – Final Plan
- George W. Thompson, Jr. – Final Plan
- Will Baker – Minor Plan

**Correspondence**

- Chester County Planning Commission Newsletter.

**PC Members**

Walt Leis stated that he was concerned about sheet wash and silt going in the stream from the Century Oak Subdivision. Jim Gade is to go out and take a look at it.

**Old Business**

None

**Recognition of Visitors**

Christine Bennett asked where in the planning process the Tom Swift Subdivision was. PJ Scheese advised her that it is currently between preliminary and final plans.

Janis Gavin told the PC that she appreciated the way the PC handled the Hopewell Elementary School land development plan.

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

**Aye: 4      Nay: 0**

The meeting adjourned at 8:40 pm.

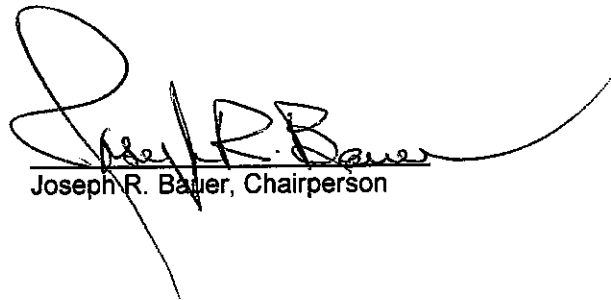
Respectfully Submitted,



PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 6/25/07



Joseph R. Bauer, Chairperson