

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

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on June 25, 2007 at 7 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Gene Turns, Marianne Russo, John Wallace, Mike Rebert, Walt Leis 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.

Chairperson, Joseph R. Bauer, Jr. asked Gene Turns to lead the Pledge of Allegiance.

Agenda

Joe Bauer stated that Jonathan Lapp should be removed from #11 under **No Action** of the agenda

A motion was made by Marianne Russo, seconded by Walt Leis, to approve the agenda. The motion carried.

Aye: 6 Nay: 0

There was no public comment on the agenda.

Minutes to Approve

April 25, 2007 – a motion was made by Mike Rebert, seconded by Gene Turns, to approve the minutes. The motion carried.

Aye: 5 Nay: 0 Abstain: 1 (Marianne Russo was absent on 4/25/07)

May 29, 2007 – A motion was made by Marianne Russo, seconded by Gene Turns, to approve the minutes. The motion carried.

Aye: 4 Nay: 0 Abstain: 2 (Mike Rebert & Walt Leis were absent on 5/29/07).

June 12, 2007 – a motion was made by Marianne Russo, seconded by Mike Rebert, to postpone the vote as the section on page 2 regarding "Walt Leis withdrew his previous motion..." was unclear. The motion passed:

Aye: 6 Nay: 0

PJ will make required changes and this will be on next month's agenda.

Ordinances

Historic Ordinance

Marianne spoke with Township Solicitor, Alan Novak and she relayed the four main points of their discussion and recommended the following changes or inclusions to the draft historic ordinance:

- 1) Section 2504.A should read "The Historic Commission serves as a resource on historic preservation issues for the zoning officer, or other designee, in the administration of this Section..."
- 2) Section 2512.D should read "In addition to the above remedies, the BOS may take other appropriate legal action..."
- 3) When a house deteriorates and improvements need to be made, there should be some flexibility for the owner as to how things are done and not be so restrictive that it puts a burden on the home owner. Marianne suggested getting a professional opinion on this in order not to make restoration so cost prohibitive that people don't do it.
- 4) A question for the BOS to resolve involves the hearing process - Does the BOS desire that appeals be heard by the Zoning Hearing Board or by the BOS? Marianne's & Alan's recommendation is that the BOS, rather than the Zoning Hearing Board, should hear any resident's appeals for waivers from the stated requirements of this ordinance.

Marianne Russo will work with Alan Novak to make the suggested changes and send them to PJ Scheese to forward to PC members. The general consensus of the Planning Commission is that this ordinance should be pursued further.

Subdivisions & Land Development Plans

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

Township Engineer Review Letters

Preserve at White Oak Farm – Preliminary Plan

Jim Gade reviewed his letter. This is a 27 lot cluster subdivision on 54 acres in the R-1 zoning district. There is one existing house and will be 26 new houses. There will be on site water and off site sewer to be pumped to an OASA facility. Zoning issues include:

- Density calculation – steep slopes are not accounted for.
- Open space – need a larger recreational open space area than what is currently shown.
- Chester county Planning commission noted this is in an Ag Preservation area and does not meet that agenda.
- Applicant has requested a jurisdictional determination of wetlands, but the status is still unknown.
- Applicant needs a letter from the OASA to show acceptance of the sewer.

This subdivision is not included in the OASA plans thus far. Jim Gade made a general comment about all developers needing to start nailing down the actual details of how they plan on tying into the sewer authority lines.

There are still many issues relating to the Zoning Ordinance and the SALDO that are to be resolved.

A motion was made by Marianne Russo, seconded by Gene Turns, to take no action. The motion carried.

Aye: 6 Nay: 0

Shepherd DeCarlo – Preliminary Plan

Jim Gade reviewed his letter. This subdivision uses 56 TDRs from the Andy King Property. No waivers have been requested. Some points made were:

- There are some steep slopes that need to be deducted from open space and net lot areas. Required open space is 30% or approximately 32 acres.
- Applicant states that there is a 4" forced main from Twin House Road to Baltimore Pike and partway up Baltimore Pike. This needs to be coordinated with the Wicklow Subdivision.
- Road improvements stop at a corner where a house already exists. Then it picks up on the other side of the house. Applicant needs to address this.
- The Conditional Use was turned down so this is a by-right plan.
- There is a site distance issue with some of the roads.

Jim Gade said he would meet with Lake Roeder Hillard regarding open space calculations and road issues. There was some discussion about the CUH and why the BOS turn it down.

Laura Swiski said the developer, the Walters Group, is part of the developers group that worked on the OASA plan. There was some discussion about how the sewer lines should tie in. Jim Gade suggested that whatever they do, they do it one time so the roads are only opened up once.

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

Aye: 6 Nay: 0

Wilson King – Minor Subdivision & Preliminary LDP

Jim Gade reviewed his letter. This 10-acre property is located on Baltimore Pike in two different zoning districts, I-1 and C-2. Applicant wants to develop an existing warehouse building.

- There are a lot of wetlands on the property - the applicant has not shown the Riparian Corridor conservation easement.
- More details need to be shown on the plan.

- There is a wet pond for which the Township requires the applicant to come in front of the PC to discuss its maintenance.
- The Planning Module has some grading issues.

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

Aye: 6 Nay: 0

Developers Requesting to be on Agenda

Jordan Manor (aka Tigue Farm) – Preliminary Subdivision

Jack Wuerstle, solicitor, represented the applicant and stated the following:

- Revised plans were submitted last week in response to Jim Gade's February, 2007 review letter,
- The sewer system is a low pressure system. Jack Wuerstle said he would coordinate with PJ Scheese as to other subdivision in the area and to whom he should speak.
- An updated traffic study has been done.

He will return next month with a full response letter with all the changes made

Hopewell Elementary School – Final Land Development Plan

David Hill, landscape architect, represented the applicant. The final plans have been submitted. Jim Gade needs to review the final checklist. There is not much to be done. Mr. Hill requested a conditional final approval.

A motion was made by Gene Turns, seconded by John Wallace, to grant approval conditional on receiving a clean letter for the final plan from Jim Gade, and provided the financing is put into place for the Improvement Guarantee. The motion carried.

Aye: 6 Nay: 0

Letters of Extension

A motion was made by Mike Rebert, seconded by Marianne Russo, to request letters of extension for the following:

- **Meadowview Estates – Preliminary Plan**
- **Cooper Farms – Final Plan**
- **George Thompson – Final Plan**
- **Lewis Tract – Final Plan**

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

Aye: 6 Nay: 0

No Action

A motion was made by Marianne Russo, seconded by Mike Rebert, to take no action on:

- **Elizabeth Miller – Preliminary Plan**
- **Elkdale Green – Preliminary**
- **Hickory Hill – Phase II – Preliminary Plan**
- **Reserves of Dunlap – Preliminary Plan**
- **TDT Prime Development – Preliminary Plan**
- **Wicklow – Preliminary Plan**
- **Timothy Bishop – Minor Plan**
- **Hickory Hill – Phase I – Final Plan**
- **King Tract – Minor Plan**
- **Will Baker – Minor Plan**

The motion carried.

Aye: 6 Nay: 0

Correspondence

- None.

PC Members

Walt Leis respectfully requested that the water ordinance meeting be postponed, as he was not aware of it and is the author. A motion was made by Marianne Russo, seconded by Mike Rebert, for a letter to the BOS from the PC be written to request the meeting on Wednesday, June 27, 2007 to be changed to a time when Walt Leis can attend. The motion carried.

Aye: 6 Nay: 0

Old Business

None

Recognition of Visitors

Nothing

A motion was made by Marianne Russo, seconded by Mike Rebert, to adjourn the meeting. The motion carried.

Aye: 6 Nay: 0

The meeting adjourned at 8:26 pm.

Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 7/25/07


Joseph R. Bauer, Chairperson