

**AGENDA  
EAST NOTTINGHAM TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
JANUARY 28, 2008**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
  - December 17, 2007
  - January 8, 2008
- VI. *Multi-Municipality Comprehensive Plan*
  - Natural Resources Survey
- VII. *Subdivision/Land Development Plans*

**TOWNSHIP ENGINEER REVIEW LETTERS**

*The township's engineer will go over his review letter with the Planning Commission and the applicant, if he is present. The Planning Commission requests that the applicant wait until he is asked a question by the engineer or any member of the Planning Commission, or wait until the engineer's review of the plan is finished before directly addressing the Planning Commission regarding that plan.*

- Elkdale Green – Preliminary Subdivision Plan
  - Jim Gade's Review
- Wilson King – Final 2-Lot Subdivision & Land Development Plan
  - Jim Gade's Review

**DEVELOPERS REQUESTING TO BE ON AGENDA - The Planning Commission re-emphasizes that presentations be 15 minutes or less.**

***Thank you***

- Tom Swift Estates – Final Land Development Plan

**REQUEST FOR EXTENSION LETTERS - *Letters to be date specific for 5/15/08***

- Elkdale Green – Preliminary Subdivision Plan
- Preserve at White Oak Farm – Preliminary Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

**OTHER SUBDIVISIONS IN PROCESS (FYI)**

- Elizabeth Miller – Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Shepherd DeCarlo – Preliminary Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Andy King Tract – Minor Subdivision Plan
- Lewis Tract – Final Land Development Plan

**VIII. *Correspondence***

- Pamphlet from PA Land Use Institute

**IX. *Planning Commission Members***

**X. *Old Business***

**XI. *Recognition of Visitors***

**XII. *Adjournment***

**East Nottingham Township  
Planning Commission Regular Meeting Minutes  
January 28, 2008**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on January 28, 2008 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Gene Turns, Walt Leis, John Wallace, Janice Gavin, Shannon Wells and Planning Commission Secretary, PJ Scheese. Vice-Chairperson, Clifford Lee was absent.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:01 p.m.

Chairperson, Joseph R. Bauer, Jr. led the Pledge of Allegiance.

**Agenda**

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

Aye: 6      Nay: 0

**Public Comment on the Agenda**

There was none.

**Minutes to Approve**

December 17, 2007 – a motion was made by John Wallace, seconded by Gene Turns, to approve the minutes for this regular PC meeting. The motion passed:

Aye: 4      Nay: 0      Abstain: 2 (Walt Leis & Shannon Wells)

January 8, 2008 – a motion was made by Walt Leis, seconded by John Wallace, to approve the minutes for this organizational PC meeting. The motion passed:

Aye: 5      Nay: 0      Abstain: 1 (Janice Gavin)

**Multi-Municipality Comprehensive Plan**

Joe Bauer stated that ENT and some of the neighboring municipalities have retained the Chester County Planning Commission to create a regional comprehensive plan, which will also be broken down by each municipality for their individual comprehensive plans. Supervisor Percy Reynolds and Planning Commission Member Janice Gavin are representing ENT at the meetings. Planning Commission Chairman Joe Bauer is the alternate.

The Planning Commission members are to fill out the Natural Resources Survey and Joe Bauer will take them to West Chester tomorrow. This type of survey will be given out at most of the multi-municipality comp plan meetings, asking for the PC members to fill them out.

**Subdivisions & Land Development Plans**

**Township Engineer Review Letters**

Joe Bauer reviewed the protocol.

**Elkdale Green – Preliminary Subdivision Plan**

Jim Gade reviewed his letter with the Planning Commission. Please note that although his review letter says this is a "Preliminary/Final Plan, it is really just a Preliminary Plan. This is a subdivision with 80 new lots proposed and 2 existing lots with structures. The big issues are the following:

- The sizing of the backup drip irrigation field. The Oxford Area Sewer Authority's requirement is that the backup area be 100% the size of the active irrigation field. In response to SALDO Section 1108.a requiring any sewage facilities to be served off-site and connected to the OASA central collection and treatment system, the applicant would like the Township to consider allowing them different ownership of the sewer system.
- Open space issue has been resolved.

- Trail system issue has been resolved.
- NPDES permit issue is still in the Conservation Districts hands.

Spence Address represented the applicant, who believes that all outstanding planning requirements have been resolved. They are asking for preliminary plan approval contingent on receiving renewal of the NPDES permit and sewage issues being resolved. Given the length of time and scrutiny this plan has been given Mr. Address feels they should get approval.

Joe Bauer referred to an email he received today, in reference to this plan, stating:

*"The Planning Commission should contact Ed Lennex because this is not allowed in the OASA area. Also we need to remember that there should be a letter from OASA with their comments or approval before giving preliminary approval."*

Ed Lennex is the Executive Director of the Oxford Area Sewer Authority.

Joe Bauer asked the PC if anyone wished to make a motion for conditional approval. Walt Leis stated that he was recusing himself from any vote on this plan.

Shannon Wells asked the applicant why he doesn't just comply with the OASA requirements. Mr. Address said they think the plan was submitted before the requirement by the OASA for 100% replacement area. He said they feel they have a case.

No motion was made. Mr. Bauer said they cannot give an approval without a motion. He stated that he would talk to Ed Lennex tomorrow.

#### Wilson King – Final Subdivision & Land Development Plan

Jim Gade reviewed his letter. This is a commercial land development plan. The applicant is requesting approval. All engineering issues have been resolved. They still need the Army Corps of Engineers letter on the wetlands. The applicant will also need a Penn Dot Highway Occupancy Permit. Also an Improvement Guarantee is required.

Mr. Gade stated that there is nothing more for him to do engineering-wise. There was some discussion about the lighting and what Penn Dot may require before an HOP is issued.

**A motion was made by Walt Leis, seconded by John Wallace, to approve this preliminary/Final Plan, conditional upon 1) receipt of the jurisdictional determination letter; 2) receipt of the Penn Dot HOP; and 3) the Improvement Guarantee. The motion carried.**

**Aye: 6      Nay: 0**

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

#### Tom Swift – Final Subdivision Plan

Jim Fritsch represented the applicant. This subdivision is located on the south side of Wickersham Road, consisting of a combination of six single family homes and six townhouses on 8.947 acres in the R-2 district. Mr. Fritsch referred to Jim Gade's most recent review letter, dated December 13, 2007. The following items are still outstanding:

- 1) OASA acceptance of sewer lines plan;
- 2) township solicitor approval of the Homeowners Association ;
- 3) township solicitor approval of the Open Space Management Plan; and
- 4) township solicitor approval of the Conservation Easement documents.

There was some discussion about putting buffer plants in the area of the access drive between the single family homes and townhouses. Although this is not required by the SALDO, some of the PC members would like to see it done. Mr. Fritsch indicated that the applicant thought it would be better if the residents who eventually move in decided what they would like planted and do it themselves.

There was some discussion about how this plan evolved from six lots to three lots, to the current twelve lot plan.

**A motion was made by John Wallace, seconded by Walt Leis, with the comment "in the spirit of not delaying the plans further that while they are awaiting OASA approval the applicant tweaks the design of the townhouses", to grant final plan approval conditional upon 1) receipt of the OASA acceptance letter; 2) solicitor approval of the Conservation Easement documents; 3) solicitor approval of the HOA document; and 4) solicitor approval of the Open Space Management Plan. The motion carried.**

**Aye: 6      Nay: 0**

**Letters of Extension**

A motion was made by Gene Turns, seconded by Walt Leis, to request letters of extension for the following:

- Elkdale Green – Preliminary Subdivision Plan
- Preserve at White Oak Farm – Preliminary Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

to be date specific for May 15, 2008. The motion carried.

Aye: 6      Nay: 0

**Other Plans Currently in Subdivision or Land Development Process (FYI)**

- Elizabeth Miller – Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Shepherd DeCarlo – Preliminary Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Andy King Tract – Minor Subdivision Plan
- Lewis Tract – Final Land Development Plan

**Correspondence**

- Chester County Planning Commission Newsletter
- Pamphlet from the Pennsylvania Land Use Institute

**PC Members**

Janice Gavin stated she would like to enroll in the "Master Planner" program sponsored by Chester County 2020. There are three sessions, the first being the Subdivision & Land Development Review on May 1<sup>st</sup>, 8<sup>th</sup>, and 15<sup>th</sup>. PJ Scheese is scheduled to go to this also. The PC members agreed this was a good idea and asked to have it put on the next BOS agenda. (Note: after this PC meeting was adjourned, Shannon Wells expressed an interest to go to all three classes also.)

**Old Business**

There was none.

**Visitors**

Supervisor Percy Reynolds told the PC members that if they cannot get surveys for the multi-municipality comp plan to Joe Bauer, that either Percy or Janice could take them as well. This is regarding all future surveys.

A motion was made by Walt Leis, seconded by Gene Turns to adjourn. The motion carried.

Aye: 6      Nay: 0

The meeting adjourned at 7:52 pm.

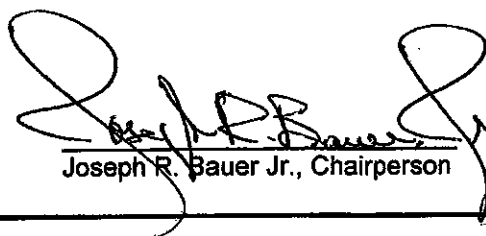
Respectfully Submitted,



PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 2/25/08



Joseph R. Bauer Jr., Chairperson