

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
August 27, 2012**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - July 23, 2012
- VI. *Multi- Municipality Comprehensive Plan – Mark Gallant, Chester County Planning Commission*
- VII. *Subdivision/Land Development Plans*

***TOWNSHIP ENGINEER REVIEW LETTERS – NONE**

DEVELOPERS REQUESTING TO BE ON AGENDA

- Oxford Area Sewer Authority Wastewater Treatment Plant Prelim Land Development Plan

REQUEST FOR LETTERS OF EXTENSION – NONE

OTHER SUBDIVISIONS & LAND DEVELOPMENT PLANS IN PROCESS (FYI)

- Langston - Preliminary Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates (Frost) (Option 1)
- Herr Foods Inc Industrial Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- David T. Muehlmann – Minor Subdivision Plan
- Robert Mills Minor Subdivision Plan
- Virginia Woollens Minor Subdivision Plan
- Wicklow – Final Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

- VIII. *Trash & Recycle Ordinances*
- IX. *Correspondence*
- X. *Old Business*
- XI. *New Business*
- XII. *Planning Commission Members*
- XIII. *Recognition of Visitors*
- XIV. *Adjournment*

****Planning Commission Meeting Protocol - 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 the chairman, or wait until the engineer's review of the plan is finished before directly addressing the Planning Commission regarding that plan.***

**East Nottingham Township
Planning Commission Regular Meeting Minutes
August 27, 2012**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on August 27th at 7 pm. Those present were: Planning Commission Chairman Walt Leis and Vice-Chair Janice Gavin, Members John Wallace, Art Rieck, Tom Faux, and Planning Commission Secretary, PJ Scheese. Members Robert Williams and Rick Orner were absent.

The meeting was called to order at 7:00 p.m. by PC Chairman Walt Leis.

Member Rick Orner's resignation from the Planning Commission was acknowledged.

The Pledge of Allegiance was led by Janice Gavin.

A motion was made by Art Rieck, seconded by John Wallace, to approve the agenda.

Aye: 5 Nay: 0

There was no public comment on the agenda.

There was not a quorum of PC members from the July 23, 2012 meeting so the vote to accept was tabled.

Multi-Municipality Comprehensive Plan

Mark Gallant, Ron Bailey, and Carol Stauffer of the Chester County Planning Commission were present to review the benefits of adopting this plan and answer questions from the PC and guests. Mr. Gallant started with a brief review:

- There are approximately 300 recommendations in the plan;
- Approximately 50% of them are implemented through municipal action;
- If/When adopted the plan will support what each municipality wishes to take advantage of;
- Most of these things are voluntary.

He then handed out a list of the "Benefits of Multimunicipal Planning and reviewed the salient points:

- Regional Policy that supports municipal regulation;
- An up-to-date Comprehensive Plan;
- Coordinated planning programs;
- Support for grant applications;
- Transportation capital improvements program.

PC Chairman Walt Leis expressed concern that a municipality's authority could be superseded by the state. He was assured by Ron Bailey, CCPC, that this would not be the case. PC member Art Reick voiced some concern about the plan having several recommendations that would not be accepted well by some ENT residents, such as the TDR program. ENT used to have one, decided it did not work they way it had been intended and instead only managed to create more housing development. He asked if there was a way to NOT adopt everything in the plan. Carol Stauffer, CCPC, stated that that could be done by the wording of the resolution to adopt the plan.

Ron Bailey, told the PC that the comp plan is a guide and is adopted by resolution, not by ordinance, and it therefore not binding, as if it was an ordinance. He said that language stating that could be bound right into our copy of the plan.

PC member Tom Faux voiced concerns about a regional planning commission and what sort of control it would have over a municipality. Ron Bailey said that just as the CCPC may only review a subdivision or LDP and has no authority over a municipality and its decisions regarding a particular plan, a regional planning commission would also only be a reviewing committee and would have no authority over a municipality.

Some concern was voiced over whether ENT would have to change some of its zoning. Both Mark Gallant and Ron Bailey confirmed that ENT's zoning map, as it is now, is consistent with this comp plan.

Concern was also expressed regarding the use of the word "adopt" by both PC vice-chair Janice Gavin and Board of Supervisors member, Gary Kachnycz, who was in the audience. Ron Bailey stated that the township would "adopt" the plan by resolution, which would have no more of a binding effect than that of it being the public policy of the governing body. He told the PC that they CCPC could provide the language that states

that the document is not intended to be binding if later on down the road another Board of Supervisors wishes to change things.

Supervisor Jane Ladley, who was in the audience, asked if there were any regions in Chester County that have adopted a multimunicipal comp plan and have been operating under it for a while. Carol Stauffer said that the Pheonixville region, Pottstown Region, and Marlboro Region have all adopted and been working under multimunicipal comp plans. Ms. Stauffer also said that the Oxford area being under a single school district was also a benefit.

Mark Gallant told the PC that the multimunicipal comp plan committee would continue to meet on the 4th Wednesday of each month to work on the implementation plan. The next meeting is September 26, 2012.

The CCPC representatives said that they will draft a resolution that addresses the PC's concerns and send it to PJ Scheese to disperse to the PC.

Subdivisions & Land Development Plans

Engineer Review Letters – None

Developers requesting to be on Agenda

Oxford Area Sewer Authority Wastewater Treatment Plant

Present, representing the OASA were Ed Lennex, OASA Executive Director, and Rettew engineers Jim Baumgartner, Christopher A. Graf, and Curtis E. Miller. No engineering review letter has come from Mark Diemler, Township Engineer, as of this date. Mr. Baumgartner started off by reviewing what has happened so far with this plan. Last July a variance was received for maximum lot coverage in the R-2 district, which is 20%. Because of the PECO ROW and some steep slope areas that must be netted out in the calculation of the net lot area, the amount of impervious surface created by this LDP is over 20%. The variance allows up to a total of 29% when the second tank is built.

Mr. Baumgartner said this it is a simple site from an LDP perspective. Stormwater runs over land before it gets to the detention facility, reducing runoff from the site and creating no impact downstream. There is a vegetative berm along the front of the property which will screen the street. Only structures will be seen from offsite, but they will look like farm buildings.

There is one waiver requested, that is to combine the preliminary and final plans to doing a single process. There are no new roads, no infrastructure changes. The plant will be sized to process 1.2 million gallons per day. This LDP will do away with the treatment lagoon, which will become a storage lagoon. The treatment of effluent will be changed from chlorine to UV. Completion is to be sometime in 2014.

Letters of Extension

- Herr Foods Inc - Industrial Subdivision Plan
- Virginia Woollens – Minor Subdivision Plan
- Robert Mills – Minor Subdivision Plan

A motion was made by Art Reick, seconded by John Wallace, to request letters of extension for these two plans to be date specific for January 1, 2013. The motion carried.

Aye: 5 Nay: 0

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

- Langston - Preliminary Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates (Frost) (Option 1)
- Leslie & Carl Mease – Land Development Plan
- Timothy Bishop – Minor Subdivision Plan
- David T. Muehlmatt – Minor Subdivision Plan
- Wicklow – Final Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

Trash & Recycle Ordinance – No Discussion

Correspondence - None

Old Business - None

New Business - None

PC Members

Member Janice Gavin suggested that all members should read the land use part of the comp plan. She will bring land use information to be discussed at the next PC meeting on September 24, 2012.

Recognition of Visitors

Terri Dignazio, in the audience, told the PC that she had attended about 50% of the multimunicipal comp plan meetings and indicated that a lot of time was spent on working through all the issues. She said that all due diligence was done.

A motion was made by John Wallace, seconded by Art Reick, to adjourn the meeting.

The meeting adjourned at 8:31 p.m.

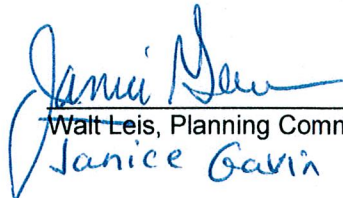
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 9/24/12



Walt Leis, Planning Commission Chairman
Janice Gavin Vice Chair

