

**AGENDA
EAST NOTTINGHAM TOWNSHIP
SPECIAL PLANNING COMMISSION MEETING
December 2, 2008**

I. Call meeting to order

II. Pledge of Allegiance

III. Approve Agenda

IV. Public Comment on Agenda

V. Subdivision/Land Development Plans

TOWNSHIP ENGINEER REVIEW LETTERS

- Oxford Area Rec Authority – Preliminary LDP
 - General Discussion

VI. Recognition of Visitors

VII. Adjournment

**East Nottingham Township
Planning Commission Special Meeting Minutes
December 2, 2008**

The special meeting of the East Nottingham Township Planning Commission was held in the Township Building on December 2, 2008 at 6:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members, Gene Turns, Janice Gavin, Shannon Wells, John Wallace, and Planning Commission Secretary, PJ Scheese. Walt Leis was absent.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:00 p.m.

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

Chairman Bauer read the notice of this meeting that was in Monday, December 1, 2008 *Daily Local News*.

Agenda

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

Aye: 6 Nay: 0

Public Comment on the Agenda

There was none.

Subdivisions & Land Development Plans

Oxford Area Recreation Authority – Land Development Plan

In attendance, representing the OARA were Lee Towner, Mike Vitale, Etha McDowell, consulting engineer from Yerkes, L. Patrick Spellman, and Landscape Architect, Ann Yost. Ron Ragan is the township's engineer on this project.

Joe Bauer started off by asking if anyone on the PC had questions to ask. Shannon Wells asked about the somewhat steep embankment on Locust Street and if it was going to be graded down at all. Ann Yost stated that they intend to follow whatever Penn Dot rules require regarding sight distance and deceleration lanes. The line of site criteria is based on the volume they apply to the driveway, which is "low volume." Coming out of the driveway the site distance off to the right is 1000 feet, and to the left is 700 feet.

One of the waivers the OARA is requesting is from the required 200 foot radius on the access road. If this is required the radius would curve into the soccer field. They've provided a 42 foot radius which ASHTO rules that this would accommodate all emergency vehicles that may have to use it. There was some discussion about when two vehicles pass each other and if one is an emergency vehicle, whether there is enough room going in and out of the entrance.

The issue was raised as to whether they intended the access road to be paved through the end of the radius and then striped. Then the rest of the drive and parking area would be aggregate, which would require a waiver from section 503.01 to relieve the requirement that it all be paved. Ann Yost said they would like to pave it in the future when finances allow. The question was asked as to when it would be paved. The answer was "when someone writes a check." They have limited funds, \$500,000 to be precise.

Some other issues were raised regarding:

- Can Locust Street handle the future traffic associated with the field?
- Water and Sewage are not proposed for this site.
- This project emphasizes future growth.

They would like the flexibility in the bidding process.

The issue of the Multi-purpose field increase in elevation of 2.22%. The field is 195' x 325' with run out room to the path of 20' and the path being another 8'. Ann Yost said that this is a typical drop. The water must get off the field. There was some discussion about crowning fields vs. this type of grading. The applicant stressed that this field is not built to play a full round of football. This field will be used to fly kites, eat lunch, a pick up touch football game. Basically its use is geared toward unstructured events.

Cliff Lee asked to see the alternate package (for the bidding specs) before voting on the paving. Some discussion on notating what the future plans are in the Land Development Plan.

There was some discussion about the performance guarantee and what it is supposed to cover.

The OARA is showing everything they intent to eventually build out in this locations, but cannot build it all right away because of their limited funds. They do have the storm water calculations for the total build out in the plan.

Cliff Lee requested that everything they intend to do, even if it is not all at once, to be put on this plan, so it can all be approved at one time. The applicant agreed to add a note to the plan that the parking will be paved as funds come available.

Ann Yost will list all the items that are intended, but will be on the alternate list. They will be identified and prioritized. She said she would do a cover letter to define waivers and explain the bidding process.

Ron Ragan said they need to make a call on the high bank situation by the road. Moving utility poles can become expensive.

The applicant brought up an additional waiver they will be requesting regarding lighting (section 503.01.C.9). This will be a dawn to dusk facility so they see no real need for lighting. The issue of security at night was brought up. Ron Ragan suggested a gate or chain across the entrance. Since no electricity is planned for this location, lighting could be a problem. Cliff Lee suggested solar lighting.

The applicant is concerned regarding #17 on page 3 of Ron Ragan's review letter regarding section §502.11 of the SALDO regarding the Township deciding what, if any, improvements are necessary for the portion of Locust Street adjacent to the proposed development. This type of improvement is expensive and again the applicant reiterated that they only at \$500,000 to work with right now. Lee Towner compared this facility to Tipton Field and that Tipton field has much more traffic than this field will have. There was some discussion about the usage of this field and when the high use time would occur. The determination was that heavy traffic related to this field will be during off peak hours.

The question was raised regarding how to handle the growth of any future improvements in this plan so the OARA does not have to come back to the PC with another LDP.

Ron Ragan asked the applicant if they have submitted the required paperwork to the Chester County Conservation District. Patrick Spellman said they are waiting for the PNDI letter from the Bureau of Forestry. There is a PNDI hit but they do not know what it is for yet. They should have an answer in December, 2008.

There was a wetland delineation done in 2005. Ann Yost gave a copy to Ron Ragan for review. This, however, is not a "jurisdictional determination." Ann Yost is hoping that won't be necessary.

The applicant intends to submit another revised letter, along with another waiver request letter to PJ Scheese no later than December 10th, so they can be put on the December 15th PC regular meeting agenda. The applicant stated that time is an issue here since they are required to use the \$500,000 in grant money no later than November of 2010.

No action was taken on this project at this meeting.

Visitors

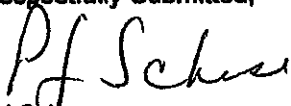
Nothing

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

Aye: 6 Nay: 0

The meeting adjourned at 7:26 pm.

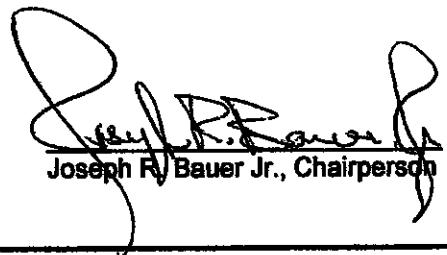
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 12/15/08



Joseph R. Bauer Jr., Chairperson