

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
March 24, 2008**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - February 25, 2008
- VI. *Ordinances*
 - Retained Open Space Development Ordinance (Clustering)
 - On-Sight Sewage Ordinance
- 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.

- Frank & Angela Lobb – Preliminary Land Development Plan
 - Jim Gade's Review
 - Waiver Requests from
 1. 302.02.B
 2. 403.03.A
 3. 403.03.E(3)
 - Request for Preliminary/Final Plan Approval
- Wicklow – Final Subdivision Plan

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

Thank you

- Oxford Area Sewer Authority Wastewater Treatment Plant – Sketch Plan

REQUEST FOR EXTENSION LETTERS - *Letters to be date specific for 7/15/08*

- Meadowview Estates – Preliminary Subdivision Plan
- Shepherd DeCarlo – Preliminary Subdivision Plan
- Lewis Tract – Final Land Development Plan

OTHER SUBDIVISIONS IN PROCESS (FYI)

- Elizabeth Miller – Preliminary Subdivision Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Andy King Tract – Minor Subdivision Plan
- Preserve at White Oak Farm – Preliminary Plan
- TDT Prime Development – Final Plan
- Tom Swift Estates – Final Land Development Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

VIII. Correspondence

- PA Governor's Center for Local Government Services pamphlet

IX. Planning Commission Members

X. Old Business

XI. Recognition of Visitors

XII. Adjournment

**East Nottingham Township
Planning Commission Regular Meeting Minutes
March 24, 2008**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on March 24, 2008 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members, Gene Turns, John Wallace, Janice Gavin, Shannon Wells and Planning Commission Secretary, PJ Scheese. Member Walt Leis was absent

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:02 p.m.

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

Agenda

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

Aye: 6 Nay: 0

Public Comment on the Agenda

There were none.

Minutes to Approve

February 25, 2008 – a motion was made by Cliff Lee, seconded by Gene Turns, to approve the minutes for this regular PC meeting. The motion passed:

Aye: 6 Nay: 0

Ordinances

Retained Open Space Development Ordinance (Clustering)

PJ Scheese stated what the Board of Supervisors is requesting from the Planning Commission. The BOS would like the PC to review the parts of the Zoning Ordinance having to do with clustering. The Oxford Area Sewer Authority is asking the municipalities to not allow clustering in areas that can not hook up to the OASA. This is to prevent having a bunch of small package plants all over the Oxford area.

The Board is requesting that the members of the Planning Commission attend the Work Session on Monday, April 21st, to discuss this.

On-Site Sewage Ordinance

Joe Bauer stated that he had hoped to have a draft of this ordinance for tonight. He has been working with West Nottingham & Lower Oxford on it.

Part of Act 537 is monitoring on-site septic system. The state has mandated that all on-site septic systems be pumped out at least every three (3) years. So far this has not been enforced, but now the state is pressuring municipalities to do it.

Winnie Sebastian, Township Solicitor, has reviewed the draft ordinance. Mr. Bauer hopes to have the draft ordinance ready for the next Planning Commission meeting in April.

Each municipality will need to hire a Sewage Enforcement Administrator. Mr. Bauer believes one can serve all the municipalities in the Oxford area. He explained further how this system will work. Copies of all receipts of septic systems pumped will go to the Health Department in West Chester. Each municipality will receive a list from West Chester so they can track when each septic system is pumped out. Homeowners should then be sent a notice when their septic system is close to its time to be pumped.

The way the draft ordinance is written this will start in January 2009.

Subdivisions & Land Development Plans

Township Engineer Review Letters

Frank & Angela Lobb – Preliminary Land Development Plan

Jim Gade reviewed his letter. The applicant has made all the suggested changes in this plan.

The applicant is requesting three waivers from the SALDO. They are asking for relief from:

- Section 302.02.B – requiring both a preliminary and final plan and instead combining the two into a single process.
- Section 403.03.A – requiring existing contours.
- Section 403.03.E(3) – requiring calculations for the existing stormwater system.

As there is not grading to be done, Jim Gade does not oppose any of these waiver requests.

A motion was made by John Wallace, seconded by Cliff Lee, to approve the waiver request from SALDO Section 302.02.B. The motion carried.

Aye: 6 Nay: 0

A motion was made by John Wallace, seconded by Gene Turns, to approve the waiver request from SALDO Section 403.03.A. The motion carried.

Aye: 6 Nay: 0

A motion was made by Gene Turns, seconded by John Wallace, to approve the waiver request from SALDO Section 403.03.E(3). The motion carried.

Aye: 6 Nay: 0

The applicant requested Final Plan approval.

A motion was made by Cliff Lee, seconded by Shannon Wells, to approve this Preliminary/Final Land Development Plan. The motion carried.

Aye: 6 Nay: 0

Wicklow-- Final Subdivision Plan

Jim Gade reviewed his letter with the Planning Commission. The Preliminary Plan was approved by the Board of Supervisors. The Conditional Use application regarding the TDRs and a decrease in the required lot size was also approved.

Jim Gade commented on the following:

- He recommends the TDR sending tract be included in these plans.
- We still need a copy of the deed for the sending track.
- The applicant still needs to come before the Board to explain what kind of active areas will be included in the active open space.
- More detail is needed on the Open Space Plan.
- The Open Space calculations still need to be nailed down.
- Some easements will be on individual lots and will need to be recorded on each of those deeds.
- There are still some landscaping issues.
- Much of the supporting documentation is still outstanding.
- The street light plan may need some tweaking.
- There are some minor stormwater issues to be worked out.
- The sidewalk should be extended through the open space area between Lincolnshire Street and Buckingham Street along Baltimore Pike.

There was some discussion about stormwater discharge. Joe Bauer asked about the slope in sidewalks for handicapped accessibility. Mr. Gade indicated that it is okay.

Laura Swiski, of Lake Roeder Hillard, representing the applicant, said that she will work with Jim Gade to iron out the details. She also raised a question regarding the American Disabilities Act which requires a 2% slope in sidewalks to street level. The Township ordinance requires a 4% slope. Does the Township wish to review this?

There was some discussion about the Baltimore Pike entrance and shrub heights.

A motion was made by Cliff Lee, seconded by Gene Turns, to take no action. The motion carried.
Aye: 6 Nay: 0

Developers Requesting to be on Agenda

Oxford Area Sewer Authority Wastewater Treatment Plant – Sketch Plan

Spence Address represented the applicant. This is going to be a mechanical treatment plant. A detailed land development plan will be submitted at a later date. The OASA just wants the Township to know what to expect in the future.

This plant will be built to improve the quality of treatment so as to improve the quality of the effluent coming out of it. The operation and maintenance costs will increase, due to the sludge removal required with a mechanical treatment plans. The capital cost is being born by the Developers Group. This will increase sewer capacity.

Needs analysis are being re-reviewed by each of the municipalities.

Letters of Extension

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

- Meadowview Estates – Preliminary Subdivision Plan
- Shepherd DeCarlo – Preliminary Subdivision Plan
- Lewis Tract – Final Land Development Plan

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

Aye: 6 Nay: 0

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

- Elizabeth Miller – Preliminary Subdivision Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Andy King Tract – Minor Subdivision Plan
- Preserve at White Oak Farm – Preliminary Plan
- TDT Prime Development – Final Plan
- Tom Swift Estates – Final Land Development Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

Correspondence

- PA Governor's Center for Local Government Services pamphlet about "Finding Hidden Opportunities: Understanding Infill, Redevelopment and Replacement"

A motion was made by Joe Bauer, seconded by John Wallace, to recommend to the Board of Supervisors that PJ Scheese go to this seminar on May 7th at the Holiday Inn West Chester. The motion carried.

Aye: 6 Nay: 0

PC Members

Shannon Wells told the Planning Commission that the Zoning class part of the "Master Planner Program" was extremely educational.

Cliff Lee pointed out that there is flagrant littering on Little Elk Creek Road. There is one individual what dumps his fast food litter every day on this road. PJ Scheese is to check into having a "No Littering" sign put in the area where this is happening.

Old Business

There was none.

Visitors

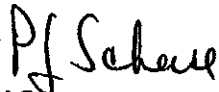
Nothing

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

Aye: 6 Nay: 0

The meeting adjourned at 8:07 pm.

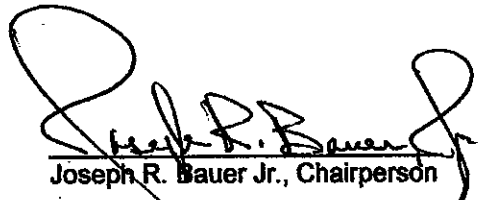
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 4/28/08



Joseph R. Bauer Jr., Chairperson