

**West Nottingham Township
Planning Commission
MEETING MINUTES
January 3, 2017**

The West Nottingham Township Planning Commission held its regular monthly meeting on Tuesday, January 3, 2017. Meeting was held in the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

IN ATTENDANCE:

Board members:

Neal Camens (Chairman)
Dennis Byrne (Vice Chairman)
Robert Rohrer
David Ross
Charice Russell, Secretary

Other Township Officials and Members of the Public

Scott Moran (CEO)

The meeting was called to order by, Neal Camens, as a member of the Planning Commission Board, at 7:31 p.m. followed by the Salute to the Flag.

As this was a reorganization meet for the board for the 2017 calendar year, a motion was made by Robert Rohrer that the leaders of the board remain the same; Neal Camens as Chairman, and Dennis Byrne as Vice Chairman. David Ross seconded the motion and it was approved by all members present.

A motion was made to approve the December 3, 2016 minutes, with two changes as follows: Under **ADDITIONAL ANNOUNCEMENTS**, there was to be clarification as to the nature of the reprieve from the USDA regarding the OASA, and there was clarification to be made as well in regards to David Ross only having issue with the driveway width on the dual waiver recommendation on the Novello subdivision. Motion was made by Neal Camens, and seconded by David Ross. Motion approved by all members in attendance.

LAND DEVELOPMENT PROJECTS

There are no projects at this time.

SUBDIVISION PROJECTS

Novello Subdivision (Preliminary Plans)

David Ross stated that, in an email dated January 3, 2017 10:48a.m., Pete Eisenbrown had stated that he had received no revised plans on the Novello subdivision. Scott Moran stated that the only contact he had with the applicant was to discuss possible options in creating addresses for each of the divisions. Neal also stated that he looked up the nitrate levels that trigger a Planning Module and that the information he found had a level of 5, so that may be a concern as well. It was also mentioned that the CCPC review included an administrative issues that stated "According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Tax Assessment Office regarding this subdivision," and although this has no bearing on the WNT Planning Commission's decision, it may be of concern to the applicant. *Motion was made by David Ross to request that the BOS request an extension from the applicant on this project, and that, in the absence of the granting of said extension, the PC recommends that the BOS deny the application on the grounds stated in the most recent letter from the Township Engineer. The motion was seconded by Dennis Byrne and approved by all members present.* Neal then requested that the PC Secretary include this motion in the letter to the BOS following this meeting.

Wicklow Land Development (Subdivision) /Final

No new information. Extension granted until the end of the year.

NEW BUSINESS

Discussion of Township Engineer’s list of suggested items to be placed on Ordinance review list:

There was a 15 to 20 minute discussion of four potential zoning and subdivision ordinance related items that the Township Engineer, Pete Eisenbrown, had recommended that the board might want to review for revision. (This list may be obtained from the Planning Commission Secretary) The conclusion of this discussion was that these items should be more thoroughly discussed with Pete, who was not present at the meeting, and/or with The Township Solicitor and the Township Codes Enforcement Officer.

Ag Security Applications:

For the two requested areas, lot maps were provided by Codes Enforcement Officer, Scott Moran, and viewed by members of the Planning Commission Board. *Dennis Byrne motioned to recommend that the Board of Supervisors accept County Tax Parcel ID Numbers 68-7-14 and 68-7-14.1 owned by R. Lamar Harnish and R. Lavon Harnish to be added to the township’s Agricultural Security Area. Robert Rohrer seconded the motion and it was approved by all members present.*

Dennis then motioned to recommend that the Board of Supervisors accept County Tax Parcel ID Numbers 68-5-49 and 68-5-54.2 owned by Dean C. Pearson to be added to the township’s Agricultural Security Area. Robert Rohrer seconded the motion and it was also approved by all members present. It was stated that these two motions would also be included in the letter to the BOS.

OLD BUSINESS

ORPC

There was no December meeting of the ORPC, but they are planning to meet in January. David Ross reported that in addition to the grant received from the Brandywine Conservancy, a grant was received from the Environmental Finance Center in MD to help defray the cost for the municipalities regarding the MS4 process.

Act 537Component 2M

David Ross reported, from attending the previous month’s BOS meeting, that Pete Eisenbrown had been okayed by the Board to send a draft of the Township Ordinances, specifically those regarding holding tanks and OLDS, to Kelly Sweeney for an informal review.

PUBLIC COMMENT

There was no public comment.

ANNOUNCEMENTS

Neal Camens stated that the Board of Supervisors held their reorganization meeting on January 3, 2017 will hold meetings on January 10th and 24th at 7:00 p.m.

ADDITIONAL ANNOUNCEMENTS

Planning Commission Secretary, Charice Russell stated as a matter of public record that each meeting is digitally recorded to be used to accurately record the minutes of each meeting, and that, after the minutes for each meeting are approved by the board and entered into the book, the digital recording is erased. The secretary also made a suggestion that notes from past meetings that are kept in each board member’s

notebook be placed in reverse chronological order, so that the most recent meeting will be directly behind the current meeting's information. The change was met with favor by all members present.

ADJOURNMENT

A motion to adjourn the meeting at 8:13 p.m. was made by Neal Camens, and seconded by Robert Rohrer. Motion unanimously approved.

Respectfully submitted,

Charice Russell, Secretary