

West Nottingham Township  
Planning Commission Minutes  
March 1, 2016

The West Nottingham Township Planning Commission held its regular monthly meeting on Tuesday, March 1, 2016, at the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

The meeting was called to order by Chairman, Neal Camens, at 7:30 p.m. with the Salute to the Flag.

*A motion to approve the February 2, 2016, minutes, as presented, was made by Dennis Byrne, seconded by David Ross. Motion unanimously approved.*

**PRESENT:**

Neal Camens	Tiffany Bell, Supervisor
Dennis Byrne	Eric Todd, Supervisor
Steve Reeves	
Robert Rohrer	
David Ross	
Nancy Cox, Secretary	

**NEW BUSINESS**

**CCPC Forum**

- Chester County Planning Commission will be holding a ‘planners’ forum’ this year. Each municipality has been asked to consider sending a representative.
- Neal Camens and David Ross would like to attend, if their schedules allow, when the date is announced.

**Township Engineer**

- Ragan Engineering will continue as engineer for Stoneyfield Estates. New projects will be referred to LTL Consultants.

**Chester Water Authority**

- The Supervisors, Zoning Officer and Road Master will be meeting with the representatives from Chester Water Authority and their engineer Friday, March 4, to discuss the proposed water line to Rising Sun, MD.
- PC members viewed map showing proposed line.
- After a brief discussion on the possibility of running sewer lines at the same time as the water lines are run, the Supervisors will inquire at their meeting with CWA.
- Fire hydrants in the Village were also suggested.

**Component 2M Planning Module**

- The Supervisors have authorized LTL Consultants to begin working on the township’s Component 2M Planning Module. Work will begin once the files are received from Ragan Engineering.
- David Ross agreed to be contact person in this process. Supervisors will confirm his appointment at Board of Supervisors meeting. PC Secretary will inform Township Secretary.

**PLANS:**

**LAND DEVELOPMENT PROJECTS**

**Stoneyfield Estates, aka Martins Community: Preliminary-(E. Ridge & Stoney Lane)**

- Applicant has granted an extension through and including April 30, 2016.
- Component 4B review completed 10/1/2015.

- Various letters from DEP, OASA, USPS, CC Conservation District were discussed.
- Because of the need to limit the number of proposed units in Phase 1 so as not to exceed the capacity of the existing sewer treatment plant, PC members suggested verification by the township on the number of existing units. Applicant did not attend meeting.

## **SUBDIVISION PROJECTS**

### **McMichael Industrial Park—Revised Plan--6 Lot Subdivision—Tax Parcel #68-6-121**

- *The Subdivision has NOT been recorded as of this date (1/2/2013). There is an agreement that must be executed so it can be recorded with the plans. This has not been provided by the applicant. The Township Solicitor has requested that the applicant take care of this as soon as possible. Township Secretary will keep PC informed.*
- No money in escrow for this subdivision. CEO should not contact Engineer or Solicitor concerning this property until escrow is received. **No change. See notes above.**
- **There have been recent inquiries about the property.**

### **Wicklow Land Development (Subdivision)-Final—TAX PARCEL #68-2-62**

- **Applicant has granted an extension through and including December 31, 2016.**
- Copy NPDES permit No: PA 920001505103-R received -- renewed 3/30/11. NPDES permit received for the project on May 25, 2011. Plans resubmitted August 7, 2008.

## **FOR INFORMATION OR TRACKING ONLY**

### **R. Samuel McMichael—Fireworks Retail Store (Final Plan)—Junction of Rt. 1 Bypass/SylmarRd.**

**\*\*Information removed from minutes & agenda. For reference, check files and PC Minute Book.**

### **Update on light at Rt. 272 & Old Baltimore Pike (PC wants to keep informed)**

- **The Supervisors reported there has been no action, probably due to the weather.**

### **Update on new Township map for meeting room wall**

- **Engineer Ron Ragan delivered new map to office before Christmas. Roadmen will replace old map when time permits.**

## **OTHER BUSINESS**

### **Oxford Region Planning Commission**

- **There were speakers from CCPC with information about the natural gas and natural gas liquids pipelines coming through Chester County. Oxford Boro and West Nottingham are part of only a few municipalities that are not involved with this project. Several questions and a long discussion followed.**
- **Lower Oxford proposes to add nursing homes and active adult residential developments as conditional use to C1 area. A developer has expressed interest in the site next to Walmart. Only part relevant to our township is the use of many EDU's. A discussion followed about needs of the Sewer Authority & possible future purchases.**
- **West Nottingham and Lower Oxford have accepted offer from Brandywine Conservancy to review native plant lists and riparian buffer design principles in ordinances; other municipalities will report back in March.**
- **ORPC agreed to support WNT request to Penn DOT that speed limit be reduced on W. Christine Rd. to Cemetary Road. Letters of support from the other ORPC municipalities and East Nottingham are to be included in the WNT submission to PennDOT. PennDOT will likely base its decision on a speed study.**
- **Oxford Boro is seeking grant funding toward the cost of Parking Garage on the National Penn lot behind post office. The merits of the proposed garage were discussed at length.**

- **Dennis Byrne reported the Fire Hall, in Oxford, is closing after this year. Banquets, etc. will no longer be held there. It needs many updates and may house paid firemen in the future.**

**County-Wide Act 167—Stormwater Management Model Ordinance**

- This will be left on agenda for future updates.

**On-lot 537 Plan Holding Tank Ordinance-OLDS Plan—West Nottingham Township**

- **The Supervisors have authorized LTL Consultants to begin working on the townships Component 2M Planning Module once files are received from Ragan Engineering.**

**COMMENTS**

- **Supervisor, Eric Todd’s request of TDR’s information triggered discussion, questions and clarification.**
- **Chapter 6-Section 19 in the appendix can be referenced to get basic information.**

**ADJOURNMENT**

- ***A motion to adjourn the meeting at 8:23 p.m. was made by Dennis Byrne, seconded by Robert Rohrer. Motion unanimously approved.***

Respectfully submitted,

Nancy L. Cox, Secretary

***Motions are in bold italics for easy recognition when looking for past information in the minutes. This will continue.***

**The ‘happenings’ of the present monthly meeting will be in bold print.**

Important information from past meetings **and** continuing information will be in regular type.

***A short note at end of minutes will state the above...until further notice.***