

West Nottingham Township
Planning Commission Minutes
May 3, 2016

The West Nottingham Township Planning Commission held its regular monthly meeting on Tuesday, May 3, 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 April 5, 2016 minutes, as presented, was made by Neal Camens, seconded by Robert Rohrer. Motion unanimously approved.

PRESENT:

- | | |
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| Neal Camens | Tiffany Bell, Supervisor |
| Steve Reeves | Eric Todd, Supervisor |
| Robert Rohrer | Scott Moran, CEO |
| David Ross | Helen Esbenschade-- Township Solicitor |
| | Ron Ragan—Township Engineer |
| Nancy Cox, Secretary | John Carnes, Esq.--Martin’s Community |
| | Robert Mills—Martin’s Community |
| | Diane Smith—Martin’s Community |
| | Kevin Draper, URDC—Martin’s Community |
| | Gerald T. Cox |

NEW BUSINESS

Herr Foods—Application for Ag Security Area

- This parcel #68-5-44.4B (3.54 acres) is located near Park Road. It adjoins a large area presently in Ag Security area. It is all in R1 and in the TDR sending area.
- *A motion to suggest approval by the Supervisors was made by Steve Reeves, seconded by Neal Camens. Motion unanimously approved.*

PLANS:

LAND DEVELOPMENT PROJECTS

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

- Applicant has granted an extension through and including July 31, 2016.
- Component 4B review completed 10/1/2015.
- Mr. Carnes stated the project is in final steps and the applicant would like this plan to be changed to Preliminary/Final. They also ask approval for three (3) waivers.
- A long discussion followed concerning the ability to keep track of the 40 approved sewer hook-ups. DEP approval has been granted. CCCD has granted NPDES Permit.
- Input followed from Helen Esbenschade, Township Solicitor and Ron Ragan, Township Engineer for this project.
- Mr. Ragan stated that he is comfortable with granting the three waivers.
- Mr. Ragan would like to make a final review of the plans. He will submit this review to the PC before their next meeting on June 7.
- Mr. Ragan & Ms. Esbenschade will be in contact to prepare a security agreement. This will need to be noted on the plans. He will present it to the Supervisors by the May 10 meeting.
- *A motion to recommend Supervisors approve waivers presented by the applicant (waivers follow) was made by David Ross, seconded by Robert Rohrer. Motion unanimously approved.*

*******Requested waivers by Stoneyfield Estates**

1. Subdivision and Land Development Ordinance (SALDO), Part 6-616.5 Storm Water Roof Drains (page 170) to allow roof drains, from selected homes, to be directed to subsurface infiltration trenches and an infiltration basin resulting in an infiltration volume which equals or exceeds the total volume prescribed by the Township Ordinance (1 inch of rainfall over the roof area of each home). This arrangement provides infiltration as required to satisfy the requirements of the NPDES permit and utilizes the infiltration testing done on the site.
 2. Subdivision and Land Development Ordinance (SALDO), Part 6-606, 611 and 626.1B.5, referencing West Nottingham township Specifications for Street Construction Exhibit 1. The road construction materials specified have been determined by the township engineer to be excessive and has supplied the owner of this development with a more suitable design.
 3. Subdivision and Land Development Ordinance (SALDO) Part 4-403 Final Plans application requirement. A majority of the Final Plan requirements have been satisfied thru the planning process. Any outstanding requirements that the township requires can be satisfied before a development permit would be issued by the township zoning officer.
- **The escrow needs to cover all the costs the Township might have to take on in a worst case scenario. Mr. Ragan and Ms. Esbenshade will make recommendation to Supervisors and applicant for escrow needed for road construction in project. Applicant's lawyer strongly urged consideration of the fact that roadways will not be dedicated when setting the escrow.**

Before leaving meeting, Mr. Ragan stated his review of the FEMA floodplain maps had been completed and submitted.

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.**

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 construction on the new traffic signal will begin soon.

Update on new Township map for meeting room wall

- New map is on the wall!!

OTHER BUSINESS

Oxford Region Planning Commission

- David Ross reported the following:
- Floodplain ordinances and maps...gave update of process. DCED has hired a consultant to review existing ordinances for compliance with new requirements.
- East Nottingham Township has decided to rejoin. It will have to adopt the minor changes to Multimunicipal Comprehensive made since it left.
- Elk and Upper Oxford expressed interest in joining in Armstrong's franchise agreement negotiations. Agreement with E. & W. Nottingham is up for renewal this year. Township Secretary will write letter to invite Elk & Upper Oxford to work jointly. (PC Secretary to include that request in letter to Supervisors.)
- David Ross attended the Open Space meeting at Dansko. One group within the Task Force wants commercial business along the Rte. 1 corridor while another group wants to preserve Open Space.

Update on Meeting with Chester Water Authority

- No new information

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

- David Ross appointed as contact person for the Component 2M Planning Module

COMMENTS

- Neal Camens will attend CCPC Planners Forum on May 25 from 8-10 a.m. Neal plans to discuss the Village and TDR challenges—how to implement if there is no development.
- Secretary, Nancy Cox stated her final meeting will be June, 2016.

ADJOURNMENT

- *A motion to adjourn the meeting at 9:05 p.m. was made by Robert Rohrer, seconded by Steve Reeves. 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.