

**DRAFT**

**West Nottingham Township  
Planning Commission Minutes  
June 7, 2016**

The West Nottingham Township Planning Commission held its regular monthly meeting on Tuesday, June 7, 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 May 3, 2016 minutes, as presented, was made by David Ross, seconded by Robert Rohrer. Motion unanimously approved. Dennis Byrnes abstained*

**PRESENT:**

Neal Camens	Tiffany Bell, Supervisor
Dennis Byrnes	Eric Todd, Supervisor
Robert Rohrer	Charles Wilmont, Supervisor
David Ross	Scott Moran, CEO
	Ron Ragan—Township Engineer
	Charise Russell
Nancy L. Cox, Secretary	John Carnes, Esq.--Martin's Community
	Robert Mills—Martin's Community
	Diane Smith—Martin's Community
	Gerald T. Cox

**NEW BUSINESS**

**Planning Commission Secretary**

- Supervisors accepted resignation of Nancy Cox, Secretary, effective after the June 7, 2016 meeting.
- Effective June 8, 2018, Charice Russell has been appointed Secretary. Ms. Russell was welcomed and introduced to those present.

**\*\*Chairman, Neal Camens deferred next four items on agenda to address items on Stoneyfield Estates as the applicant and legal counsel were present. All agreed.**

**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.
- The Supervisors approved the following 3 waivers via Resolution 7-2016:

**\*\*\*\*\*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.
- *After a long discussion concerning many pros & cons of recommended escrow, a motion to recommend approval of plan as both preliminary and final based on Ron Regan, Township Engineer, letter of June 7, 2016, including granting an additional waiver limiting the performance guarantee escrow to stormwater management, erosion and sediment control and buffer planting with 10% contingency and 3% inspection fee. The motion was made by Dennis Byrne, seconded by Neal Camens. Motion unanimously approved.*

Members then returned to planned agenda.

#### **Parking Requirements for Commercial Properties—Supervisors requested input**

- **Chairman, Neal Camens reported doing research on CVS parking spaces. The current ordinance requires considerably less than spaces that were built, and includes options for further reductions by placing up to 20% of required spaces in reserve. Also, Dennis Byrne recalled that some of the spaces built with CVS are for use of a future building not yet constructed.**

#### **Brandywine Conservancy Meeting-July 12**

- **David Ross confirmed meeting with John Theilacker (Brandywine Conservancy) and Supervisors at regularly scheduled meeting on July 12.**
- **Planning Commission members encouraged to attend.**

#### **Letter from W.R. Reid—TDR exchange**

- **Mr. Reid requested the Supervisors change the area of his personal property to allow TDRs.**

- After a discussion and review of TDR requirements, David Ross agreed to ask Brandywine Conservancy to explain during July Supervisor meeting why Reid parcels had not been included in the original TDR sending area.

**Zoning Variance Hearing—June 27**

- Brian and Rita Novello, 261 Red Pump Road request a variance to an Ordinance.
- Applicants would like to have a separate deed to build a single family home.
- After discussion of potential issues with a private shared driveway, PC members decided not to make any comments to the Zoning Hearing Board.

**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 PennDOT has removed Crosswalk across portion of intersection where northbound 272 traffic stops.

**OTHER BUSINESS**

**Oxford Region Planning Commission**

David Ross reported the following:

- Presentation by CCPC showing Multi-modal use. Model: Oxford Commons--not a good plan.
- Boro reduced the speed limit on Mt. Vernon St. to 25 mph and restricted left-turns from PA 472. Apparently a portion of the Mt. Vernon St. / PA 472 intersection is in Lower Oxford Township, but the Boro took this action without consulting with Lower Oxford Township or the ORPC. This is a legal sign and action. Boro was not at meeting.
- Will discuss Stormwater—MS4 next month.
- Lower Oxford shared a ‘draft’ poultry ordinance. Presently only allowed to have female ducks.

### Update on Meeting with Chester Water Authority

- Test bores were taken along Stoney Lane, W. Ridge and Fremont Rd.

### 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 has been appointed by the Supervisors to serve as contact person for the Component 2M Planning Module.**

### COMMENTS

Neal Camens attended CCPC Planners Forum on May 25. **A change in format, shortened the time for discussion of successes / problems, so Neal did not bring up the Township's TDR ordinance. The most significant item discussed was the FEMA floodplain maps. Even for area without changes to the floodplain, there will be all new digital maps that should be easier to use. The only discussion of Landscapes 3 was if there should be a name change; a vote about that was 50-50.**

- Secretary, Nancy Cox shared a few memories of her many years of involvement in the Township. She served nine and a half years as PC Secretary this time. She had served several years previously. Nancy stated she feels WNT has an awesome PC and was honored to serve in the capacity of Secretary.
- Nancy has lived her entire life in West Nottingham. She shared that she and her husband had spent half their life in service to the township. They “always just wanted West Nottingham Township to be the best it could be!”
- Nancy & Gerald will be retiring in Florida.

### ADJOURNMENT

- *A motion to adjourn the meeting at 9:15 p.m. was made by Dennis Byrne, seconded by Robert Rohrer. Motion unanimously approved.*

Respectfully submitted,

Nancy L. Cox, Secretary

**In parting, we want to thank all our friends and neighbors who have supported the many special happenings we were part of through the years. To list all the wonderful experiences would fill a book!! (*That's a great idea!*)**

**Nothing could have been accomplished without all of us working together...no politics involved. We love West Nottingham Township and pray it will never lose it's 'down home' atmosphere!**

**As we prepare for the next chapter of our life, I leave you with this thought:**

*“Be submissive to good, unbending to evil, gentle in generosity, untiring in love, just in all things.”*

.....St. Columbanus

*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.*