

**West Nottingham Township
Planning Commission Minutes
September 1, 2009**

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

The meeting was called to order at 7:32 p.m. by Chairman, Neal Camens, followed by the Salute to the Flag.

A motion to approve the minutes of the August 4, 2009, meeting was made by Dennis Byrne, seconded by Robert Rohrer. Neal Camens abstained as he did not attend the meeting. The minutes were approved.

PRESENT:

Neal Camens, Chairman
Dennis Byrne, Member
James Lewis, Member
Robert Rohrer, Member
Steve Reeves, Member

Nancy L. Cox, Secretary
James Gade, Township Engineer
Gerald Cox, Ch. Township Supervisors
David Ross, V. Ch. Township Supervisors

PLANS:

LAND DEVELOPMENT PROJECTS

- None

SUBDIVISION PROJECTS

McMichael Industrial Park—Six (6) Lot Subdivision—TAX PARCEL #68-6-121

- Extension accepted by board of Supervisors at June 16 meeting—until September 19, 2009
- After a long discussion and explanation of Component 4A by Engineer, James Gade, *a motion to sign Component 4A for tax parcel 68-6-121 was made by Neal Camens, seconded by Dennis Byrne. Motion unanimously approved.*
- Information was requested on the status of the 2-lot subdivision. It is unclear whether it has been properly recorded since approved by the Board of Supervisors. Engineer, James Gade will check records and inform the Planning Commission.
- *A motion to deny subdivision approval for deficient information as stated in the Engineer's recent letter (asking applicant for an extension) was made by Dennis Byrne, seconded by Robert Rohrer. Motion unanimously approved.*

Hughes Subdivision—Final Plan--25 Gray Horse Road—TAX PARCEL #68-4-11

- Extension accepted by Board of Supervisors at June 16 meeting—until February 28, 2010
- No update

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

- Extension accepted by Board of Supervisors at June 16 meeting—until December 31, 2009
- No update

FOR INFORMATION OR TRACKING ONLY

R. Samuel McMichael—Fireworks Retail Store (Final Plan)

- *At the June 16 meeting, “The Board (of Supervisors) consulted the Solicitor and determined that the Secretary should write a letter to the applicant asking him when he intends to put up the escrow for the improvements and record the plans.” No answer.*
- According to the Municipal Planning Code, he has 5 years from Supervisors’ approval to start project.

**Still to do by others:

- Applicant to prepare escrow legal documentation for execution
- Note: With regard to 90 days to record the plan, per Chapter 27, 311.1 and 314.1, the 90 days comes into play after final approval of the project by the Board and final approval occurs after the financial security has been executed. Therefore, even though the Board approved the final plan on 21 Aug. 07, final approval has not occurred due to the financial security.
- No update.

OTHER BUSINESS

Discussion on Chester County Health Department letter of June 8, 2009

- Engineer, James Gade explained –PA DEP has been granting waiver from Sewage Facilities Planning Requirements when land is subdivided and existing house is left on smaller property. If and when the on-lot septic system fails, without prior inspection from CCHD, the Township could be responsible to solve the problem. This could cause additional expense and involvement to the municipality.
- *“The CCHD strongly recommends that municipalities require property owners to obtain CCHD review of any subdivision or lot line change involving existing structures using on-lot sewage disposal systems to ensure that a lot or parcel is not created or modified without verifying that the long-term sewage facilities needs of that lot can be met.”*
- **After discussion and questions, James Gade recommended that the township continue sending preliminary plans to Chester County Health Department for review upon his (Township Engineer) recommendation.**
- **Section 308.2.B.4 of the Township Ordinance reads: “When it is deemed necessary, the Planning Commission shall forward a copy of the preliminary plan to the Township Engineer, and/or Chester County Health Department. The comments of these agencies shall be incorporated into the written review by the Planning Commission.”**
- **It was decided that this practice should be continued.**

Regional Comprehensive Plan Meeting—September 23, 7 p.m.

Zoning Task Force Meeting—September 14, 7 p.m.

COMMENTS

- Neal Camens expressed his concern about the additional traffic now on Lee’s Bridge Road. A discussion followed about the detour on Route 272 with Kirk’s Bridge closed in preparation for movement of the huge boiler to be moved from Port Deposit, MD to Three Mile Island. It will be traveling through our Township over Route 1 and Route 272 in the next few weeks.

Discussion on West Nottingham Zoning Revision

- Dennis Byrne led a discussion on updates to the revisions to the Zoning Ordinance. The following information will be sent to Kevin Myers of the Chester County Planning Commission:
- Building line—confusing—page 2-3. ***Remove Building Line Mobile Home Park definition..Leave in Mobile Home Park ordinance.*
- *Explantion of C-2 on page 10-2*
- *Figure 2-6—through lot should be labeled “reverse frontage lot”.*
- *Page 10-20—setback definition-multiple definitions for setback also.*
- *Whole idea of setback-- yard front, back--definition unclear. Idea is to utilize yards for allowed uses as long as it is out of required setbacks.*
- *Bed and Breakfast definition—do we need pre-registered transient guests?*
- *Page 2-8—Elder Cottage definition?*
- *Farm Pond—why?—seems very long. Where do we use farm pond in Zoning Ordinance.*
- *Type on garage*
- *2-9—Garage only have 3 vehicles in it? Can we remove #3? Is there any reason for this number?*
- *2-10—Gross floor area—short definition—TYPO—change FORM to FROM.*
- *2-10—B &B—what stand for? Capital floor area—where use?—If not us, why have it? Do we need all exlusions?*

We got to page 2-10—so we can begin from here.

ADJOURNMENT

A motion to adjourn the meeting at 9:03 p.m. was made by Steve Reeves,, seconded by Robert Rohrer. Motion carried unanimously.

Respectfully submitted,

Nancy L. Cox
Secretary