

**West Nottingham Township
Planning Commission Minutes
November 3, 2009**

The West Nottingham Township Planning Commission held its regular monthly meeting on Tuesday, November 3, at the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

The meeting was called to order at 7:34 p.m. by Chairman, Neal Camens, followed by the Salute to the Flag.

A motion to approve the minutes of the October 6, 2009 meeting was made by Steve Reeves, seconded by Robert Rohrer. The minutes were unanimously approved.

PRESENT:

Neal Camens, Chairman
James Lewis, Member
Robert Rohrer, Member
Steve Reeves, Member
Nancy L. Cox, Secretary

David Ross, V. Ch. Township Supervisors
Eric Todd, Supervisor
Cindy King

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 September meeting—until December 16, 2009

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

Wicklows 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

Letter from Oxford Area Sewer Authority

- The Supervisors had requested the Planning Commission review a letter from the Sewer Authority concerning their applications for funds for expansion and storage.
- A long discussion ensued. The Planning asked for guidance on what was expected from the Planning Commission concerning this letter. Supervisor Eric Todd had no comments.
- Supervisor David Ross, who has been very active in attending Sewer Authority meetings, reported the Authority plans to build a line along Route 10 (north). The policy of the Sewer Authority has been to *accept* sewer lines—*not build* them. This is a concern.
- The Secretary will write a letter to the Supervisors summarizing the concerns of the Planning Commission. Chairman Neal Camens will review the letter before it is sent.

Zoning Task Force Meeting—November 9, 7 p.m.

- Tara Tracy from the Brandywine Conservancy will attend the workshop to go over changes to the proposed Zoning Ordinance changes to expand the Light Industrial Zone plans. The changes were discussed at the October 6 meeting of the Planning Commission.

Regional Comprehensive Plan Meeting—November meeting changed to December 2--7 p.m.

COMMENTS

- None.

“DEFINITION” DISCUSSION ON PROPOSED ZONING ORDINANCE REVISION

Page 211—USDA has revised all soil types abbreviations. Hydric soils—Is County aware of this?

- Definition—***Impervious surface***—Use 2nd definition but use list from the 1st definition.
- ***Institution*** (sp.) other similar uses (remove Zoning Officer decides)
- Check ***Junkyard*** definition. Incorporate some of the junkyard, put area in Zoning. (make consistent ‘junkyard definition’)
- ***Kennel***—concern about money or payment. Match definition with State laws. Word “pets” changed to “small animals”.
- ***Laboratories*** –where is it used in Zoning Ordinance?
- ***Land Development***—use 2nd definition with picture—NOT MPC definition.

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- ***Lot Coverage***—take out the word “total”.
- ***Manufactured home***—need definition for “lot size”? need comma under ‘lot, through’.
- ***Lot width***—needs where to measure width—picture?
- ***Discuss***—“Manufactured”, “Mobile Home” and “Modular” ---need guidance.

ADJOURNMENT

A motion to adjourn the meeting at 9:08 p.m. was made by Robert Rohrer , seconded by James Lewis. Motion carried unanimously.

Respectfully submitted,

Nancy L. Cox, Secretary