

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

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

The meeting was called to order at 7:35 p.m. by Chairman, Neal Camens, followed by the Salute to the Flag.

A motion to approve the minutes of the November 3, 2009 meeting was made by Dennis Byrne, seconded by James Lewis. The minutes were unanimously approved.

PRESENT:

Neal Camens, Chairman
Dennis Byrne, Member
James Lewis, Member
Nancy L. Cox, Secretary

Tara Tracy, Brandywine Conservancy
Gerald Cox, Ch. Township Supervisors
David Ross, V. Ch. Township Supervisors
Eric Todd, Supervisor
Cindy King, Codes Enforcement Officer
Pat Vail, Tax Collector (*Supervisor-elect*)
Walter Kimble

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
- *A motion to recommend denial of Subdivision based on issues from July 2008 Township Engineer letter (unless extension granted to Supervisors by Mr. McMichael) was made by Neal Camens, seconded by Dennis Byrne. Motion unanimously carried.*

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
- Planning Commission members acknowledged letter from Spencer Address concerning the “Wicklow Final Subdivision Plan” granting an extension until December 31, 2010.

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

Meeting night set for 2010

- *A motion to keep the Planning Commission meeting on the first Tuesday of the month at 7:30 p.m. in 2010 was made by Dennis Byrne, seconded by James Lewis. Motion unanimously approved..* The Secretary will inform the Board of Supervisors.

Memorial Service for former Tax Collector

- A memorial service for former Tax Collector, Rosemarie Aldridge, will be held on Saturday, December 5, 11 a.m. at the Nottingham Presbyterian Church. Rosemarie held her position as Tax Collector for more than 20 years and met an untimely death.

Regional Comprehensive Plan Meeting—December 2--7 p.m.

- Supervisors Gerald Cox and David Ross will attend.

Zoning Hearing Board—Public Hearing—Wednesday, December 9 7:30 p.m.—CVS signs

- A long discussion ensued about the need for a Zoning Hearing when there is such a small difference in the request for signage size. The proposed zoning change for signs has been a total re-write. Neal Camens stated that, *in his experience*, businesses know it is not political when the request goes to the Zoning Hearing Board and is not unusual. It was finally agreed to discuss the concerns with Kevin Myers at the Task Force meeting.

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

- Kevin Myers wants to meet with Pat Vail, Supervisor-elect. David Ross, outgoing Supervisor, stated the main theme of the meeting will be to bring everything up to date for the new Supervisor.

COMMENTS

- None.

DISCUSSION--PROPOSED ZONING ORDINANCE REVISION “VILLAGE DISTRICT”

- Tara Tracy led the discussion on several issues of the Village District. She will review the concerns and bring them to the December 14 meeting. TDR's will be discussed also.

THANKS TO DAVID ROSS, OUTGOING SUPERVISOR

- The members of the Planning Commission expressed their sincere appreciation for Mr. Ross' dedication and participation in the Planning Commission issues, etc. for the past four years as Township Supervisor. It was noted that he had been an active “citizen” at meetings before his tenure as Supervisor. His knowledge and hard work in helping with the proposed Ordinance changes has been a real “plus” for the Township. He was encouraged to continue being active in Township business.

ADJOURNMENT

*A motion to adjourn the meeting at 9:37 p.m. was made by James Lewis, seconded by Dennis Byrne.
Motion carried unanimously.*

Respectfully submitted,

Nancy L. Cox

Nancy L. Cox, Secretary