

**West Nottingham Township
Planning Commission
MEETING MINUTES
December 5, 2017**

The West Nottingham Township Planning Commission held its regular monthly meeting on Tuesday, December 5, 2017. The meeting was held in the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

IN ATTENDANCE:

Board members:

Neal Camens (Chairman)

Dennis Byrne

Robert Rohrer (arrived during the ASA discussion)

David Ross

Candace Miller, Township Secretary filling in for Charice Russell

Other Township Officials and Members of the Public

Tiffany Bell (Supervisor)

Scott Moran (CEO)

The meeting was called to order by Neal Camens, at 7:39 p.m. followed by the Salute to the Flag.

Neal noted a typographical error in the third sentence of the section titled “ORPC report”; the word “allowed” should be “aloud”. A motion was made to approve the meeting minutes with the changed noted from the August 1, 2017 meeting, as drafted by the secretary, by Neal Camens, and seconded by Dennis Byrne. David Ross abstained. The motion was passed.

David Ross commented on the agenda; he said there was a letter from the Supervisors and he wanted to make sure it was reviewed by the Planning Commission.

LAND DEVELOPMENT PROJECTS

There are no projects at this time.

SUBDIVISION PROJECTS

Wicklow Land Development (Subdivision) /Final

The applicant granted an extension until December 31, 2018 and was accepted by the Supervisors at their November 14, 2017 meeting. There was no additional information provided.

NEW BUSINESS

ASA Applications

The ASA Committee met prior to the meeting and unanimously approved the Jacob Lapp application submission for a 24 acre farm near the Maryland state line. The second application submitted by Glenroy Farm LP is only 1.1 acres and there are no other ASA properties adjoining the parcel. Tiffany Bell, chair of the ASA Committee, reported that the Township Secretary is going to send a letter to Glenroy Farm LP to ask for additional information and invite them to attend the next Supervisors meeting to discuss the application further. David Ross wanted to know if it adjoins a parcel in another municipality. Tiffany said she didn’t know; that information has not been provided. Dennis Byrne noted that the application was submitted by the Brandywine Conservancy. Dennis said when the ASA was first established in the township, you had to have parcels that were at least 10 acres. David recited from the law, that if the parcel is not contiguous, the parcel has to be 10 acres or generate an income of \$2500 annually. David offered to contact John Goodall to get more information on the application. Neal wanted to know if the Planning Commission needs to a recommendation. Candace said the Planning Commission has 45-days to respond to

the letter. Neal suggested waiting until the January meeting to make a recommendation. This would allow the members to review any information which may be presented at the December Supervisors meeting.

Brandywine Conservancy Municipal Subscribers Meeting Report

David reported that they are on a mission to understand and figure out what is going on with regard to timber/forestry regulations. Currently, if you are cutting down trees, you don't need an E&S. There are cases in which trees are being cut down and as a result, there is erosion. Some municipalities are passing draconian regulations to prevent forestry; the Attorney General is overturning the regulations by declaring forestry an agricultural use. The Brandywine Conservancy is trying to put together a model ordinance that navigates the issues. Penn State has advised the Attorney General that no reforestation is needed because cleared land goes back to forest pretty quickly. The problem with that is the types of trees that grow are Maple, Norway, and Russian olive, which are not a conducive ecosystem for the environment. He couldn't remember what was put in our ordinance. Neal said that he has seen other ordinances which allow selective cutting with very little restrictions, but if you went in and clear cut a whole parcel you had to comply with specific regulations. David said he didn't think there needed to be an action, just something to think about for later on.

Political Signage Ordinance

David said the election got him thinking about the Township's political sign ordinance. He said political signs get put in the right-of-way, and we don't allow a 4x8 political sign. Neal said he thought the political signs were to be in line with other allowed signs in the township. But after looking at the code, he noted that agricultural signs were allowed to be 4x8 in size. He said he agreed with David's observation and wondered about signs that are placed in the median of a highway or on an exit ramp. Scott Moran said he thought it was probably a management issue. He noted that the signs are typically removed after the election. David thought it should be added to the zoning topics to be discussed at a later date.

Medical Marijuana Dispensary

The Supervisors discussed this topic in November. David noted that the Township opted out as a location for a mini-casino. Neal wanted to know what members thought about our ordinances being silent about a medical marijuana dispensary; would we be allowing it in any district. Neal suggested bringing the subject up at the regional meeting.

January Meeting

Candace noted that the Supervisors organization meeting will be held on Tuesday, January 2 at 6:30 p.m. Bob Rohrer said he would be willing to serve another term on the Planning Commission. David Ross said he would be willing to continue serving as the Planning Commission representative to the ORPC. A motion was made to hold the Planning Commission meetings on the first Tuesday of each month beginning at 7:30 p.m. by Neal Camens and seconded by Dennis Byrne. The motion was passed unanimously.

OLD BUSINESS

ORPC report

David said the ORPC meeting will be held on December 7. Vince Brown from Chester County Alcohol and Drug Services will be attending again to talk about the opioid epidemic. He plans to have an information package of outreach material targeted toward the municipalities on the opioid crisis. Vince is going to talk to us about their resources for facilitating a meeting with all the relevant stakeholders (first responders, medical facilities, school districts, etc.).

PUBLIC COMMENT

NPDES MS4 waiver was granted for 5 years. The township will have to reapply prior to the expiration in 2023.

Tiffany also reported on the Southern Pine Beetle infestation in the park. The Chester County Commissioners were going to declare an emergency to allow an immediate response. Glatfelter is going to come in and do a major cut of the infested trees over the winter while the beetles are dormant. Tiffany said the park will look drastically different, especially around McPherson Pond. She said the ecosystem will look like a savannah with a few trees and lots of grasses. Bob Rohrer said the park used to burn every year to manage the growth in the park. Tiffany said the County needs to do a lot of public education so people know what is going on and why the trees are coming down. David said more trees in the Goat Hill Barrens have been found and trees at the Boy Scout Camp have also been affected. Neal wanted to know if it affects all pine trees. David said it mostly affects Pitch Pine but they will go after other pines as well. Most lumbering in the Commonwealth is for hardwoods; it is fortunate that Glatfelter can use the trees at their paper mill. Tiffany noted the trees will be chipped onsite and the chips trucked out. It should be a relatively quick job. There would also be no cost to the County for the timbering.

Dennis wanted to know what was going on with the fireworks store near Sylmar. Scott said no building permit has been issued; he is going to move forward with the project as it was approved. The Township Engineer is reviewing the plan to see if the applicant has complied with the conditions set during the conditional approval in 2007. There was a brief discussion on the change in the fireworks law.

Dennis also wanted to know about the water line and if there was going to be a dry sewer line. Candace reported that the OASA board approved the agreement for dry sewer line down Old Baltimore Pike to Christine Road. The OASA will have to repay the CWA for the line 10 years after the first tap in. Candace noted that the line needs to be connected to the sewer system and a pumping station needs to be built; the OASA is also still working toward selling the authority. David noted that CWA thinks they can recoup their money if there is water and sewer available. He thinks having water and sewer available could be what Wicklow has been waiting for to move forward and possibly further development in the village area. With that in mind, he has asked John Theilacker to figure out how many TDRs we have in the township. He also suggested looking at the village ordinance to see if there is anything that needs to be updated. Neal said there have been rumors that Aqua wants to purchase CWA. Tiffany said there is a meeting at Penn Township in January to hear information on the potential sale of CWA.

Neal mentioned that the Township will be 300 years old next year.

ANNOUNCEMENTS

Supervisors will hold meetings on December 12th and 26th at 7 p.m.

ADJOURNMENT

A motion to adjourn the meeting at 8:43 p.m. was made by Robert Rohrer, and seconded by Dennis Byrne. Motion unanimously approved. Meeting adjourned.

Respectfully submitted,

Candace Miller
Township Secretary