

**West Nottingham Township  
Planning Commission  
MEETING MINUTES  
February 4, 2020**

The West Nottingham Township Planning Commission held its regular monthly meeting on Tuesday, February 4, 2020 at 7:30 p.m.. The meeting was held in the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

**IN ATTENDANCE:**

**Board members:**

Neal Camens  
Bob Rohrer  
David Ross  
Lisa Foelster  
Charice Russell (secretary)

**Other Township Officials and Members of the Public**

Tiffany Bell, Supervisor  
Bill Romanelli

The meeting was called to order by Neal Camens, at 7:30 p.m. followed by the Salute to the Flag.

**David Ross moved to approve the meeting minutes as presented from January 7, 2020 Bob Rohrer seconded the motion, and the motion passed unanimously.**

**LAND DEVELOPMENT PROJECTS**

There are no projects at this time.

**SUBDIVISION PROJECTS**

**Wicklow Land Development (Subdivision)** – Neal stated that a new letter of extension was accepted by the BOS for the period up to and including January 15, 2021.

**Dolinger Subdivision** – Neal stated that the BOS accepted a letter of extension from the Project manager granting an extension until June 2, 2020.

**NEW BUSINESS**

There was no new business discussed.

**OLD BUSINESS**

Bill Romanelli on behalf of Jim Mark, attended the PC meeting for the second month in a row asking for clarification on the percentage of impervious coverage allowed on the lot that the “Event Barn” sits on. There was quite a bit of conversation and questioning of how Bill is to get clarification from Helen on a clause that may allow the BOS to grant extra coverage. After repeated questioning, the PC could not commit on if it would support a variance for extra coverage. Tiffany then offering for Bill to attend the February 11<sup>th</sup> BOS meeting to speak directly to the Supervisors on this issue.

There was then discussion of the notes that Helen had made on the “Proposed Ordinance Changes (part 1).” Neal noted that most of comments were clarifications in wording, and there were no major issues. Side comments were made on a few items: On page 4 there is a reference to a qualified design professional to choose planning materials for screening, and David Ross questioned the definition of “qualified” (according to who?). David also noted that Helen did not seem to have any objections to the definition of “Special Events Venue.” Lastly the use of brackets [...] in a few places was questioned without a definitive conclusion. The discussion ended with **Lisa Foelster making a motion to “Move the proposed changes list, including Helen’s suggestions to the Board of Supervisors for consideration,” it was seconded by Bob Rohrer, and without further discussion, passed unanimously by all members present.**

There was discussion of the Memo from Helen and Bill Christman, regarding the digital billboard proposal presented by David Ross and Anita Bower, that suggested that making a blanket prohibition of all digital signs may open the township to possible lawsuits. David stated that he and Anita would be open to resubmitting a proposal that refines the regulations instead of prohibiting them. After careful consideration, **David Ross made a motion that “The PC recommends to the supervisors that, given the concerns raised by the solicitor, we agree that a blanket prohibition on digital billboards is not in the interest of the Township, but that we recommend looking into clarifying regulations related to billboards to ensure that they are consistent with the purposes of the Municipality.” The motion was seconded by Neal Camens and passed unanimously by all members present.** David then offered that if the BOS was in favor of the idea, he would get in touch with Kevin Coutts, who had previously offered his professional knowledge on this subject.

### **ORPC REPORT**

David had emailed the meeting minutes from the January meeting of the ORPC to the PC members a week before the PC meeting for their information. He added that WNT BOS had agreed to fund the wooded classification map proposed by the Brandywine Conservancy, if 4 other municipalities also voted in favor.

David also mentioned that the Township Secretary had forwarded the Component 3M letter for the Herrs off-site sewer line project to the PC, and he stated that it raised in his mind the likelihood that waiving Village District zoning requirements dependent on public water and sewer may soon not be appropriate. Neal stated that he believes there is no response to be given at the current time, but some response may be required during the planning module process.

### **ADDITIONAL COMMENTS AND DISCUSSION**

Tiffany Bell shared with the PC that she had met with John Lawrence, Scott Moran, and the Township Engineer, and Bill Weaver from East Nottingham and PennDOT to discuss the WNT portion of the Route 1 project. The WNT section is scheduled to be worked on between 2027 and 2028. They will meet again, hopefully by the end of the year, again to discuss what WNT would like to see done at the 272 interchange with Route 1. She also shared that she mentioned how much we would love to see an on/off ramp put in at Forge road and was told that was not “within the scope of this project.” Tiffany told the PC that she will be looking into making this a multi-municipal undertaking and will be asking for the ORPCs help in making the project happen to benefit the entire region. Tiffany also shared with the PC that PennDOT had lowered the speed limit on Route 272 to 35MPH on the section between Route 1 and Diana Circle.

## **ANNOUNCEMENTS**

Neal announced the Planners Forum that would be held at the Brandywine Conservancy on March 4, 2020

Neal announced that the BOS meetings will be held on February 11<sup>th</sup> and 25<sup>th</sup>, 2020. And the next PC meeting will be held on Tuesday, March 3, 2020.

## **ADJOURNMENT**

A motion to adjourn the meeting at 8:45 p.m. was made by David Ross and seconded by Bob Rohrer. Motion unanimously approved. Meeting adjourned.

Respectfully submitted,

Charice Russell, Secretary