

**West Nottingham Township  
Planning Commission  
MEETING MINUTES  
March 3, 2020**

The West Nottingham Township Planning Commission held its regular monthly meeting on Tuesday, March 3, 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  
Dennis Byrne  
Bob Rohrer  
Lisa Foelster  
Charice Russell (secretary)

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

Tiffany Bell, Supervisor  
Pete Eisenbrown, Township Engineer  
Scott Moran, CEO  
Ed Jefferis, Concord Land Planners & Surveyors

The meeting was called to order by Neal Camens, at 7:30 p.m. followed by the Salute to the Flag. **Neal Camens moved to approve the meeting minutes as presented from February 4, 2020 Bob Rohrer seconded the motion, Dennis Byrne abstained as he was not present at the February meeting, the motion was passed by all other members present.**

**LAND DEVELOPMENT PROJECTS**

There are no projects at this time.

**SUBDIVISION PROJECTS**

**Wicklow Land Development (Subdivision)** – Neal noted that a letter of adequacy from the C.C. Conservation District was received for this project and stated that he would expect them to be requesting a new NPDES permit in the near future.

**Dolinger Subdivision** – Township Engineer, Pete Eisenbrown gave a brief history of the subdivision plans for this piece of property. There was quite a bit of discussion between all parties present at the meeting. Items discussed included:  
Bringing the shared driveway up to code with a consistent width of 18 feet , set backs on one parcel that would require changing a lot line a bit, the challenges of enforcing notes on plans for future actions, the fact that use of one lot as commercial (non-residential) will push a land development plan that is not necessary at this time, and the locations of all past and current septic tanks. The applicants engineer was requested to make the discussed changes and send to the Township Engineer for additional review. No official motion or vote was made.

**NEW BUSINESS**

**Solar Panel Farms--** Per a request from the BOS, Pete provided the PC with FAQ information regarding solar panel “farms” in Pennsylvania. There was discussion relating to: having the ordinance written for permitted use under commercial zoning only, whether a stormwater management plan would be required (or would DEP requirements be adequate), whether to regulate accessory use permits for

usage on private property (mom & pop), rules for decommissioning equipment, and the possibility for regulating by setting minimum parcel size and set-backs to minimize impact to neighbors. No official motion or vote was made on this topic.

## **OLD BUSINESS**

## **ORPC REPORT**

David was not in attendance at the March PC meeting, but he had previously emailed the meeting minutes from the February meeting of the ORPC items that may be of interest to the WNT PC. Dennis read the items aloud, which included the following:

A mushroom farm site in the area that has been idle is now finding investors and moving forward. The State Police Station Commander from Avondale noted that the median fencing on Rt. 1 has reduced the number of cut-throughs available to responding troopers but admits that it has reduced the number of on-coming accidents on the road as well. Negotiations with PennDoT are continuing.

All six municipalities have agreed to the Brandywine Conservancy Woodland Classification mapping, cost for each municipality is \$360.

The current grant to assist the region in water quality planning ends this month and the Brandywine Conservancy will be seeking additional funding. A volunteer Environmental Advisory Council will take responsibility for maintaining ORPC initiatives in this area over the coming months.

The March ORPC will focus on coordination among the region's historical commissions, and the April meeting will be addressing the transportation needs in the region.

## **ADDITIONAL COMMENTS AND DISCUSSION**

Tiffany gave reports on the ongoing traffic items on Rt. 272 and others in the Rt. 1 area. Pete summarized that there would be an additional plan coming in from the Stoneyfield project. Scott mentioned that the developers for the "barn" submitted building plans for their venue, and there are outstanding impervious coverage issues. He reported that he has suggested using a portion of one of the adjoining plots, owned by the same owner, to be used as parking in order to avoid having to ask for a waiver on the existing property.

## **ANNOUNCEMENTS**

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

Neal announced that the BOS meetings will be held on March 10<sup>th</sup> and 24<sup>th</sup>, 2020. And the next PC meeting will be held on Tuesday, April 7, 2020.

## **ADJOURNMENT**

A motion to adjourn the meeting at 9:08 p.m. was made by David Ross and seconded by Bob Rohrer. Motion unanimously approved. Meeting adjourned.

Respectfully submitted,

Charice Russell, Secretary