

**West Nottingham Township
Planning Commission Minutes
May 4, 2010**

The West Nottingham Township Planning commission held its monthly meeting on Tuesday, May 4, 2010, at the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

The meeting was called to order by V. Chairman, Steve Reeves at 7:35 p.m. with the Salute to the Flag.

One correction to the April minutes..add the number “1” after the word June under McMichael Industrial Park.

A motion to approve the amended minutes of the April 6, 2010, meeting was made by Dennis Byrne, seconded by David Ross. Motion unanimously approved.

PRESENT:

Steve Reeves, V. Chairman	Eric Todd, Chairperson—Supervisors
Dennis Byrne, Member	Pat Vail, V. Chairperson—Supervisors
Robert Rohrer, Member	Gerald Cox, Supervisor
David Ross, Member	Cindy King, Codes Enforcement Officer
Neal Camens, Chairman (arrived later)	R. Samuel McMichael
Nancy L. Cox, Secretary	Ed Jefferis, Engineer-Concord Land Planners
	2 visitors with Mr. McMichael

***Township Engineer, Robert Johnston, was introduced to Planning Commission members.**

PLANS

LAND DEVELOPMENT PROJECTS

SUBDIVISION PROJECTS

McMichael Industrial Park—6 Lot Subdivision—Tax Parcel #68-6-121

- Extension accepted by Board of Supervisors at February, 2010 meeting to June 16, 2010.
- Mr. McMichael explained a 2 lot subdivision plan was approved and recorder previously. He is now submitting a revised 6 lot plan. When the 6 lot plan is approved, the 2 lot plan will no longer exist.
- A long discussion ensued. A review letter was presented by the Township Engineer. Several outstanding items need to be addressed.
- *No action will be required until the June 1, 2010, PC meeting.*

Hughes Subdivision—Final Plan—25 Gray Horse Road—TAX PARCEL #68-4-11

- Extension accepted by Board of Supervisors at February 2010 meeting-until July 31, 2010.
- *Action will be required at the July 6, 2010, PC meeting.*

Wicklow Land Development (Subdivision)-Final—TAX PARCEL #68-2-62

- Plans resubmitted August 7, 2008.
- Extension accepted until December 31, 2010 at the December, '09 Sup. Meeting.
- *Action will be required at the November 2, 2010, PC meeting.*

FOR INFORMATION OR TRACKING ONLY

R. Samuel McMichael—Fireworks Retail Store (Final Plan)

At the June 16, 2009, 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 August '07, final approval has not occurred due to the financial security.

No update.

OTHER BUSINESS

Discuss Oxford Area Sewer Authority—537 Plan status

- Township Engineer, Robert Johnston, presented a proposed Oxford Area Sewer Authority schedule for the adoption of the Act 537 Plan (as of April 16, 2010). ..as follows:
- April 23, 2010—Draft 537 Plan submitted to Authority’s Facilities Expansion Committee
- April 28, 2010—Facilities Expansion committee authorizes Draft Plan to be forwarded to the workgroup elected official and engineer for their review and comment.
- May 5, 2010—Comments and revisions due back from work group.
- May 10, 2010—Draft Plan forwarded to Municipalities, Chester County Planning Commission and Chester County Health Department.
- July 1, 2010—Official 30 day comment and review period commences.
- August 20, 2010—Plan submitted to DEP.

Note: A long discussion with Mr. Johnston and Frank Lobb, Township Representative on the Sewer Authority, followed. At this time, Mr. Johnston has not received the Plan. There is no need to do anything at this point. However, it is extremely important that the Needs Analysis be completed and all regulations be followed exactly.

The Commission members recommend that the Township Engineer contact the Supervisors when plan is received.

A motion that the Planning Commission recommend to Board of Supervisors, upon receipt of draft plan of Act 537, they seek council to find out what is needed for township to comply and forward letter to Oxford Sewer Authority was made by Dennis Byrne. Seconded by Robert Rohrer.

After discussion, Mr. Byrne & Mr. Rohrer withdrew the motion.

A motion to request Township Engineer write a letter communicating to the Supervisors the concerns raised at tonight's meeting was made by David Ross, seconded by Dennis Byrne. Motion unanimously approved.

AMISH SCHOOL—FREMONT ROAD

- Hearing—Wednesday, May 5 at 7:30 p.m.

REGIONAL COMPREHENSIVE PLAN MEETING-WEDNESDAY, MAY 26, 7:30 p.m.

- Map brought by Eric Todd and reviewed by Planning Commission.
- Land use map is fair representation of township

ZONING TASK FORCE MEETING—MONDAY, MAY 10, 7 p.m

- Historical Commission invited to attend for a review of Historic part of zoning update.

COMMENTS

- Secretary shared information about the Streetscape project in Oxford Boro.

ADJOURNMENT

- *A motion to adjourn the meeting at 9:20 p.m. was made by Dennis Byrne, seconded by Robert Rohrer. Motion unanimously approved.*

Respectfully submitted,

Nancy L. Cox
Secretary