

**West Nottingham Township
Planning Commission Minutes
June 1, 2010**

The West Nottingham Township Planning commission held its monthly meeting on Tuesday, June 1, 2010, at the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

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

A motion to approve the minutes of the May 4, 2010, meeting was made by Dennis Byrne, seconded by David Ross. Motion unanimously approved.

PRESENT:

Neal Camens, Chairman
Dennis Byrne, Member
Robert Rohrer, Member
David Ross, Member
Nancy L. Cox, Secretary

Pat Vail, V. Chairperson—Supervisors
Gerald Cox, Supervisor

PLANS

LAND DEVELOPMENT PROJECTS

SUBDIVISION PROJECTS

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

- **The Board of Supervisors (BOS) accepted a letter of extension through July 16, 2010, at their May 25, 2010, meeting.** The Applicant's engineer resubmitted revised plans for the proposed development to Gilmore & Associates, Inc. on May 24, 2010.
- A number of items were received from the applicant: Legal description for lot #5 & #6, legal description for Serer Easement, response to letter dated April 27, 2010, from Gilmore & Associates, Inc.
- ***No action was taken until a review letter for the revised plans if received from the Township Engineer, Gilmore & Associates, Inc.***

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.
- A letter was received by the Board of Supervisors from Pat & Ann Hughes requesting a waiver from requirement cited by James Gade of Stantec in his review letter dated January 29, 2009. The BOS requested the Planning Commission and Solicitor to review and comment.
- After a long discussion, ***a motion to table until a review letter is received from the Solicitor was made by Dennis Byrne, seconded by Robert Rohrer. Motion unanimously approved.***
- ***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

Letter from Board of Supervisors’ Meeting—May 18, 2010

- Proposed traffic signal plans at Baltimore Pike/Route 272 to be reviewed by Township Engineer: *A motion to request a copy of the engineer’s commentary be sent to the Planning Commission was made by David Ross, seconded by Dennis Byrne. Motion unanimously approved.* Secretary will write letter to BOS for this request.
- Agricultural Security Area (ASA) review required every 7 years. *At a future meeting, the Board will forward any proposed modifications along with the list of ASA properties to the Planning Commission for review.*
- The Township received an application from Herr Foods, Inc. for a proposed modification to the Township’s ASA on June 17, 2010. *The proposed modification has been advertised and will likely come before the Planning Commission at the July meeting.* The parcels are located on Fremont Road: Tax parcel #68-5-42 with 73.8 acres and property at 375 Fremont Rd.— Tax Parcel # 68-5-44 with 96.0 acres.
- Family Farm Related Business or School Ordinance. A long discussion ensued with reference to Section 1102 of new proposed Zoning update. Planning Commission members will discuss with Kevin Myers (CCPC) at the Zoning Task Force meeting. **Secretary will request Mr. Myers “bring language for a school as an accessory conditional use on a farm. Language should include limitation of size. Refer to Section 1102.”**
- Establishing a Police District Ordinance review. After a long discussion with many unanswered questions, *A motion to table until direction from Board of Supervisors about what they want to do with it was made by Dennis Byrne, seconded by Robert Rohrer. Motion unanimously approved.*
- Oxford Area Sewer Authority has requested being on the July 6, 2010 agenda to present a short presentation on the revised Act 537 Plan and to answer questions. David Ross and

all members requested the presence of Township Engineer, Robert Johnston at this meeting. **Secretary will send this request to the Supervisors.**

Conditional Use Hearing—June 15, 2010

- A public hearing will be held on June 15, 7:30 p.m., at the Township Building for the application of David S. Stoltzfoos for Conditional Use Approval to construct an Amish Parochial School in the R-1 Zoning District. This is Tax Parcel 68-05-00260000 and is located at Lee's Bridge Road and Fremont Road.

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

- David Ross reported the committee approved the land use map.

ZONING TASK FORCE MEETING—MONDAY, JUNE 14, 7 p.m

REGIONAL COMPREHENSIVE PLAN MEETING-WEDNESDAY, JUNE 23, 7:30 p.m.

COMMENTS

ADJOURNMENT

- *A motion to adjourn the meeting at 8:54 p.m. was made by David Ross, seconded by Neal Camens. Dennis Byrne voted Nay. Motion approved.*

Respectfully submitted,

Nancy L. Cox

Nancy L. Cox
Secretary