

DRAFT

**West Nottingham Township
Planning Commission Minutes
October 5, 2010**

The West Nottingham Township Planning Commission held its monthly meeting on Tuesday, October 5, 2010, at the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

The meeting was called to order by Chairman, Neal Camens at 7:32 p.m. with the Salute to the Flag.

A motion to approve the minutes of the September 7, 2010, meeting was made by Dennis Byrne, seconded by David Ross. Motion approved. Neal Camens abstained as he was absent from September meeting.

PRESENT:

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

Eric Todd, Chairperson--Supervisors
Gerald Cox, Supervisor
Kevin Myers, Chester County Planning Comm.

LAND DEVELOPMENT PROJECTS

SUBDIVISION PROJECTS

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

- Preliminary Plan approved at Supervisors' meeting workshop on September 14. .

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

- Extension accepted by Board of Supervisors at September 21, 2010, meeting-until November 30, 2010.

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 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.

NEW BUSINESS

- None

OTHER BUSINESS

➤ **Information letter from Supervisors' meeting-September 21**

1. The Board adopted Resolution 11-2010, approving the 7-year review of the township's Agricultural Security Area (ASA), the proposals submitted during the review, and the Herr Foods, Inc. proposal submitted prior to the 7-year review.
2. The Board voted to table the Act 537 Plan approval until the October meeting because of concerns about possible financial obligations of the Township for OASA bond or loans. They did vote to sign the response letters to individuals who submitted comments on the Act 537 Regional Plan.
3. The Board voted to approve a 6-month extension with the Chester County Planning commission & the Brandywine Conservancy for the Zoning Ordinance Update (through March 31, 2011).
4. The Board accepted an extension letter for the Hughes subdivision through November 30, 2010. (A copy of the letter was received by the Planning Commission).
5. The Board voted to authorize the Township Engineer to conduct a traffic study of the intersection of Fremont and Lee's Bridge Roads.

➤ **Grant Opportunity—PA Community Transportation Initiative (PCTI)**

Application was sent by Supervisors. No response expected until December.

➤ **Act 537 Plan / Oxford Sewer Authority**

No response to Township Engineer responses.

➤ **Traffic Signal—Rt. 272 & Old Baltimore Pike.** Discussion on status. Township Engineer gathering information. Will report at future meetings. (Keep on agenda).

➤ **Regional Comprehensive Plan Meeting—October meeting cancelled.**

➤ **Zoning Task Force Meeting—October meeting cancelled.**

➤ **Kevin Myers—Chester County Planning Commission**

Information received at the Regional Comprehensive Plan meeting in September had 8 scenic resources listed that did not appear on the present Township map. This map appears at the end of the TDR's in the new zoning update. An informative discussion followed after viewing a map presented by Mr. Myers.

A motion to recommend adding blue circled vistas to the Township Scenic Resources Map for the purposes of determining TDR Bonus--(#2,4,6,9), was made by Neal Camens, seconded by David Ross. Motion unanimously carried. (Map will be sent to Township's Secretary).

Mr. Myers further reported the Zoning Update was finished 9/20/10 and is being reviewed one last final time by another member of the Chester County Planning Commission

(CCPC). It will be delivered to members of the Township Planning Commission as soon as possible. A long discussion followed on procedures. The members agreed a public information meeting to report the basics of the plan should be held as soon as they have time to review it themselves. A date will be finalized at the November meeting of the Planning Commission

This will be the procedure:

CCPC will deliver updated ordinances to Township & Solicitor.

Township's Planning Commission hold public meeting

After all questions are put together & the Zoning Task Force is comfortable with the ordinance..

Forward to Supervisors for review..

Plan goes to CCPC for review

45 days later, Supervisors hold public hearing.

Final approval by Supervisors.

This is the basic plan. There are requirements for advertising, time limits, etc.

➤ **Discussion on Receiving information for meetings in timely manner—**

A discussion on the copy of the previous information (copy in September meeting packet) followed. The main concern is having the applicant understand the procedures. The Planning Commission Secretary also requests having the information one week preceding the monthly Planning Commission so the members have time to review.

David Ross will work on the project and bring to next meeting.

COMMENTS—None

ADJOURNMENT

- *A motion to adjourn the meeting at 8:55 p.m. was made by Dennis Byrne, seconded by Robert Rohrer. Motion unanimously approved.*

Respectfully submitted,

Nancy L. Cox, Secretary