

**West Nottingham Township
Planning Commission Minutes
October 6, 2009**

The West Nottingham Township Planning Commission held its regular monthly meeting on Tuesday, October 6, at the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

The meeting was called to order at 7:35 p.m. by Chairman, Neal Camens, followed by the Salute to the Flag.

A motion to approve the minutes of the September 1, 2009 meeting was made by Dennis Byrne, seconded by Robert Rohrer. The minutes were unanimously approved.

PRESENT:

Neal Camens, Chairman
Dennis Byrne, Member
James Lewis, Member
Robert Rohrer, Member
Steve Reeves, Member
Nancy L. Cox, Secretary

James Gade, Township Engineer
Gerald Cox, Ch. Township Supervisors
David Ross, V. Ch. Township Supervisors
Eric Todd, Supervisor
John Theilacker, Brandywine Conservancy
Tara Tracy, Brandywine Conservancy

PLANS:

LAND DEVELOPMENT PROJECTS

- None

SUBDIVISION PROJECTS

McMichael Industrial Park—Six (6) Lot Subdivision—TAX PARCEL #68-6-121

- Extension accepted by board of Supervisors at September meeting—until December 16, 2009
- Engineer, James Gade, reported the installation of new on-site septic system. He also reported the two lot subdivision previously approved by the Board of Supervisors has been recorded.

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

- Extension accepted by Board of Supervisors at June 16 meeting—until February 28, 2010
- No update

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

- Extension accepted by Board of Supervisors at June 16 meeting—until December 31, 2009
- No update

FOR INFORMATION OR TRACKING ONLY

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

- *At the June 16 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 Aug. 07, final approval has not occurred due to the financial security.
- No update.

OTHER BUSINESS

Letters from Frank Lobb

- In a letter dated August 22, 2009, Mr. Frank Lobb had complaint about the excessive amount of water crossing his land and going into his pond. He has concerns that there is improper drainage where Sand Hill Road and Lee’s Bridge Road meet, due to new construction of homes on this road.
- Township Engineer, James Gade reviewed the two lot subdivision application from 2005 to be sure the builder, Cedar Knoll complied with ordinance. All requirements were met.
- Mr. Gade did not inspect the properties. Township Building Inspector, Charles Shock inspected the infiltration system. There were no deficiencies noted on the plans or in his report.
- Mr. Gade noted that the ordinance requires 800 sq. ft. for infiltration bed. The subdivision shows beds are 3600 sq. ft., much larger than required.
- After a long discussion, it was decided this is not a problem for the Planning Commission and be removed from the agenda unless something new evolves.

Zoning Task Force Meeting—October 12, 7 p.m.

Regional Comprehensive Plan Meeting—October 27, 7 p.m.

Brandywine Conservancy

- Tara Tracy and John Theilacker from the Brandywine Conservancy attended the meeting to discuss the proposed Zoning Ordinance change to expand the Light Industrial Zone.
- Changing the Zone affected the possible TDR’s (Transferred Development Rights).
- A long discussion ensued with many possibilities. The members want the proposed expansion of the Light Industrial Zone to remain as presented.
- The Brandywine Conservancy members will attend the Task Force meeting on October 12 to review the Village Concept and TDR changes. Township Solicitor’s review of these changes to the updated ordinances will also be discussed.

COMMENTS

- None.

ADJOURNMENT

A motion to adjourn the meeting at 9:07 p.m. was made by Steve Reeves, seconded by Robert Rohrer. Motion carried unanimously.

Respectfully submitted,

Nancy L. Cox
Secretary