

**DRAFT**

**West Nottingham Township  
Planning Commission Minutes  
November 2, 2010**

The West Nottingham Township Planning Commission held its monthly meeting on Tuesday, November 2, 2010, at the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

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

*A motion to approve the minutes of the October 5, 2010, meeting was made by David Ross, seconded by Neal Camens. Motion approved. Steve Reeves abstained as he was absent from October meeting.*

**PRESENT:**

Neal Camens, Chairman  
David Ross, Member  
Steve Reeves, Member  
Nancy L. Cox, Secretary

Gerald Cox, Supervisor

**LAND DEVELOPMENT PROJECTS**

**SUBDIVISION PROJECTS**

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

- No update

**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
- *A motion to recommend the Supervisors take action on the subdivision, lacking an extension, was made by David Ross, seconded by Neal Camens. Motion unanimously approved.* (A list of previous recommendations is attached.)

**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 December 7, 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**

### **Zoning Hearing Board notice—November 17, 2010 at 7:30 p.m.**

*Applicant, W. Ronald Reid, “seeks variances or other zoning relief from the Zoning Ordinance to: (1) Permit a sign on this property; and (2) permit more than one commercial use on this property. Applicant's property consists of approximately eight (8) acres, and is located in the Township's Commercial (C) Zoning District.”*

- *A motion to inform the Zoning Hearing Board that the new proposed zoning ordinance, as it stands now, would allow multiple uses in that district was made by David Ross, seconded by Neal Camens. Motion unanimously approved.*
- Secretary will inform the Zoning Hearing Board, Board of Supervisors and the Codes Enforcement Officer.

### **Public Information dates for proposed Zoning Ordinance Update**

- *A motion to delegate Dennis Byrne the task of co-ordinating date in early January (for public hearing)--a date that works for Herr Foods, Nature Conservancy and Planning Commission members was made by David Ross, seconded by Neal Camens. Motion unanimously approved.*
- The week of January 10, 2011, is a possibility. The date will be discussed at the December meeting.

## **OTHER BUSINESS**

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

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

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

- Supervisors (at the October 19, 2010 meeting), approved the 537 plan but not the mortgage requirement. The Supervisors are concerned that the Township would be responsible for \$3,700,000. if OASA defaulted on the proposed plan.
- Frank Lobb, Township Representative to the OASA resigned.

### ➤ **Traffic Signal—Rt. 272 & Old Baltimore Pike. No update.** Township Engineer gathering information. Will report at future meetings. (Keep on agenda).

### ➤ **Regional Comprehensive Plan Meeting—October meeting report**

\* David Ross & Eric Todd attended meeting. Ag resources reviewed.

\* Requesting \$200. for 2011 budget.

### ➤ \* **November meeting changed to December 1.**

### ➤ **Zoning Task Force Meeting**

- Neal Camens will contact Kevin Myers to confirm meeting.

➤ **Review of Subdivision and Land Development Approval Process**

David Ross led a discussion on the project (copy in September meeting packet). 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.

After a long discussion, David Ross made various changes to the document. He will forward to the Board of Supervisors for their comments.

*A motion to forward to the Board of Supervisors and ask Supervisors to forward to Township Engineer for review was made by David Ross, seconded by Steve Reeves. Motion unanimously carried.*

**COMMENTS—None**

**ADJOURNMENT**

- *A motion to adjourn the meeting at 9:09 p.m. was made by Steve Reeves, seconded by David Ross. Motion unanimously approved.*

Respectfully submitted,

Nancy L. Cox, Secretary