

DRAFT

**West Nottingham Township
Planning Commission Minutes
December 7, 2010**

The West Nottingham Township Planning Commission held its monthly meeting on Tuesday, December 7, 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 November 2, 2010, meeting was made by Steve Reeves, seconded by David. Motion approved. Dennis Byrne and Robert Rohrer abstained as they were absent from November meeting.

PRESENT:

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

Eric Todd, Supervisor
Cindy King, CEO

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 provided to March 31, 2011, by applicant. Board of Supervisors will act on this at their December meeting.
- *Note: The PC on February 3, 2009, recommended approval of the application to the Board of Supervisors. The recommendation has conditions which included the two waivers referenced in the STANTEC letter dated January 29, 2009 amended February 9, 2009 & documentation that access is available to a public or private road to the proposed subdivision.*

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

- Plans resubmitted August 7, 2008.
- Extension provided by applicant to December 23, 2011 Board of Supervisors will act on this at their December 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.

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."

- In a letter received from the Zoning Hearing Board solicitor, W. Ronald Reid (tax parcel 68-2-55.1) was granted "a variance from Section 702(1) of the West Nottingham Township Zoning Ordinance to permit 'multiple uses' on the property (as defined by Township Ordinance)." "Further, the Board's decision is also based on the understanding that West Nottingham Township is intending to adopt an amended zoning ordinance, which will allow 'multiple uses' in the Commercial © Zoning District, as set forth in Exhibit B-7."
- A copy of the entire letter is on file.

Public Information dates for proposed Zoning Ordinance Update

- *A motion to recommend Board of Supervisors hold a Public Information meeting on Monday, January 24, 2011, 7 p.m. to be led by Planning Commission and held at Herr Foods' Visitor Center was made by David Ross, seconded by Steve Reeves. Motion unanimously approved.*
- A long discussion preceded and followed the motion. There is concern that the proposed changes be explained to the public and this is a draft document.

NEW BUSINESS

- *A motion to hold the Reorganization Meeting—January 4, 2011 at 7:30 p.m. was made by David Ross, seconded by Robert Rohrer. Motion approved. Dennis Bryne abstained.*

OTHER BUSINESS

- **Grant Opportunity—PA Community Transportation Initiative (PCTI)**
Application was sent by Supervisors. No response received to date.
- **Act 537 Plan / Oxford Sewer Authority**
 - Passed resolution to put on hold until more information received.

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—December 1 meeting report**

David Ross & Eric Todd attended meeting. Historic Resource inventory discussed. Mark Gallant will email request for information from the Historical Commission.

- Next meeting December 22, 2010.

- **Zoning Task Force Meeting**

No December meeting. Will request Task Force meeting with Kevin Myers on January 10, 2011.

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

- No update. No improvement in receiving monthly information.

COMMENTS—

Bridge on Lee's Bridge and STOP signs

- Bridge replacement may be done earlier than expected since the work was started earlier.
- Concerns that the STOP sign at Fremont & Lee's Bridge have more notice of new signage.

ADJOURNMENT

- *A motion to adjourn the meeting at 9:03 p.m. was made by Steve Reeves, seconded by David Ross. Motion unanimously approved.*

Respectfully submitted,

Nancy L. Cox, Secretary