

**West Nottingham Township  
Planning Commission Minutes**

**August 7, 2007**

The West Nottingham Township Planning Commission held its regular monthly meeting on Tuesday, August 7, 2007, at the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

The meeting was called to order at 7:38 p.m. by Chairman, Neal Camens, followed by the Salute to the Flag.

**PRESENT:**

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

David Ross, Supervisor  
James Gade, Twp. Engineer

**JULY 3, 2007 MINUTES**—*A motion to approve the minutes, as presented, was made by Dennis Byrne, seconded by Robert Rohrer. All in favor. Motion carried.*

**PLANS:**

**Land Development Projects**

**Herr Foods--Manufacturing Plan (Preliminary/Final)**

- James Gade, Township Engineer, reported:
  1. Issue—building over property lines.
  2. From timing prospective—no approval for Highway Occupancy Permit with modified changes.
- Preliminary/Final plans approved by Board of Supervisors in July meeting and Resolution 6-2007 adopted providing conditional approval.
- Note: Plan approval boxes have been changed to “Final” from “Preliminary/Final”

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

- In letter received from Union Fire Company No.1, Oxford, PA. Fire Chief, Chris Obenchain expressed concern about lack of on-site water needed if a fire occurred. He recommended that all State codes be strictly followed for the safety of all parties involved. Another concern was a curbed island in the parking area prohibiting easy access by emergency equipment.
- After much discussion, *a motion to recommend approval of plan with condition that island is removed and proposed area be hard surfaced and striped. Motion made by Steve Reeves, seconded by Dennis Byrne. All in favor. Motion carried.*
- Planning Commission recommended that James Gade continue having Fire Company review plans for recommendations concerning their involvement with emergency vehicles.
- Extension until 10 November, 2007 accepted by Board of Supervisors.

## Subdivision Projects

### R. Samuel McMichael Industrial Park Subdivision (Sketch Plan)

- No update

### R. Butler Subdivision (Final Plan)

- James Gade, Township Engineer reported all requirements have been met.
- *A motion to recommend approval of R. Butler subdivision was made by Neal Camens, seconded by Robert Rohrer. All in favor. Motion carried.*
- Plans were signed by members. Will be sent to Supervisors for August 21 meeting.

### George W. Thompson, Jr (Final Plan)

- No update—Extension granted to October 15, 2007 (June Bd. of Sup. meeting)

### Wicklow Land Development (Subdivision)

- Received response from County Conservation District dated 05 July, 2007. Plan is not approved.
- Extension granted to October 24, 2007 at June Board of Supervisors' meeting

### John Vanderhoef Subdivision (Sketch Plan)

- No update

### Grading Permit Reviews

LBWN, Inc. dba Mason Dixon Auto & Truck Recyclers (Weigh Scale)

- This plan shows screening that he supposedly took from ordinance. Planning Commission doesn't have to review.

## OTHER BUSINESS:

### Agricultural Security Area application..James Bower

- Hearing at July meeting of Board of Supervisors and they approved.

## COMMENTS:

- **Oxford Region Comprehensive Information Meeting.** There was a good deal of discussion. The general consensus: This will take a lot of volunteer time and since our comprehensive plan is complete, it will probably be used as the model.
- **Nottingham Village—Vision meeting.** Supervisor David Ross explained that Brandywine Conservancy has been approached to examine Nottingham village and perhaps share ideas for future planning. Brandywine Conservancy has available grant and the township has an anonymous donor to cover the cost. There was discussion whether the zoning updating should be held back until this information was gathered. David Ross suggested continuing project except Nottingham village.
- **Zoning Ordinance Task Force.** A long discussion followed about the direction being taken with the ordinance update. The general consensus was that Chester County Planning Commission (CCPC) is presenting their vision of the ordinance. Our Planning Commission is having to convince CCPC to stay closer to our current ordinance and our vision of a simple straight forward document. Our Commission recalled agreement between us and the CCPC early on in the process that they would be proposing new and revised sections only where

changes were needed in the current code. David Ross urged members to express their views to the Chester County Planning Commission liaison at the next meeting.

- **Conditional Use Hearings:** Neal Camens suggested between the time of application and the hearing date the Planning Commission should be given the opportunity to review the Conditional Use application and make recommendations to the Supervisors as the Planning Commission see fit.

David Ross thought it was a good idea and suggested Neal see how other Townships handle the review: by ordinance, policy or whatever. Neal agreed to do that.

- **Important meeting dates**

1. August 15—7 p.m.—Conditional Use Hearing for James Bower
2. August 22—7 p.m.—Oxford Region comprehensive Plan Informational Meeting—needs volunteer
3. August 27—Zoning Ordinance Task Force—rescheduled from August 13—7 p.m.

**ADJOURNMENT:** *A motion to adjourn at 8:57 p.m. was made by Dennis Byrne, seconded by Steve Reeves. All in favor. Motion carried.*

Respectfully submitted,

*Nancy L. Cox*

Nancy L. Cox  
Secretary