

WEST NANTMEAL TOWNSHIP
FINAL
November 28, 2011

Minutes of the monthly meeting of the West Nantmeal Township Planning Commission held on November 28, 2011, at the Township Building.

Board Attendees:

Robert Baskin, Vice Chairman
Jamie Coffmann
Dan Collmann
Frank Daniel

Planning Consultant

April Barkasi, Cedarville Engineering Group LLC

Guests

Randall Lammey
James Malone
William Witman, Witman Engineering

The Vice Chairman called the November 28, 2011 meeting to order at 7:30 p.m. Roll call was taken.

The minutes of the August meeting were approved with the following corrections: Under the Malone-Bensinger Subdivision, item # 2 and #3: the motions were made by D Collmann not D Coffman. September 26 and October 24 meetings were cancelled due to no items on the agenda.

OLD BUSINESS

Hammell-O'Donnell Business Park – WN UPI # 23-06-16, 23-06-16.04 and 23-06-16.05. WN and West Brandywine Townships UPI # 29-01-01.03, 29-01-01.04 and 29-01-01. (322 and Chestnut Tree Rd.) The Board of Supervisors granted a second one-year extension until April 9, 2012.

Sewage 537 Plan still being reviewed. .

Lammey Subdivision – Is complete and will be removed from the agenda.

Malone-Bensinger Subdivision – UPI #23-5-21 27.29 ±; a Preliminary/Final plan has been submitted.

Witman Engineering responded to the review letter dated November 22, 2011.

Subdivision and Land Development item 8

Witman Engineering is formally requesting a waiver for - SALDO Section 621.1C to allow a four (4) foot stabilized earth shoulder on one side of the proposed driveway. PC has no problem with this waiver request.

Stormwater Management and Erosion and Sedimentation Control Ordinance item # 2.

The applicant has suggested that the parcels will be conveyed to separate ownership after completion and recording of the subdivision, therefore eliminating the need for an NPDES permit and approval of the Erosion and Sedimentation Control by the Chester County Conservation District (CCCD). The plans clearly indicate greater than one (1) acre disturbance, without restriction to the sale or ownership of lots and the disturbance of earth. The applicant has already received benefit from the separate application of the driveway permit to minimize the disturbance related to this application.

Cedarville does not recommend that any applicant be able to submit and receive approval of plans that do not demonstrate they have met the strict letter and the intent of the ordinance. Should the Township wish to approve this application with disturbance greater than an acre, which requires review and approval by CCCD, we suggest the Township consult with the Solicitor to establish restrictions to be made on the application that limits the disturbance on Lot 3 until the completion of

WEST NANTMEAL TOWNSHIP
FINAL
November 28, 2011

the access drive (approved under separate application), and the disturbance of Lot 1 until Lots 1 and 3 have been properly conveyed to separate owners prior to a building permit application.

At the time of the PC meeting, we have not received information concurring a review and/or approval by CCCD.

PC Agenda Form – Township Engineer and PC reviewed the PC Agenda Request Form and additional recommendations were made. Due to the operational hours of the township, the agenda form would need to be submitted 12 calendar days prior to the PC meeting. The PC agrees that a checklist should be developed so the Township Secretary can determine whether the application represents a complete submission. The official submission date will not be established until the PC confirms that they have received a complete submittal at its next regular meeting.

If the PC has an agenda and people want to “pick the PC brain on what would be best for a project,” they are welcome to do so. The PC will ask the audience if they have any questions for the PC.

The PC will review additional changes to the form at the December meeting and propose a resolution to the BOS for approval at that time.

NEW BUSINESS

Zoning Ordinance # 114 – Ordinance concerning definition of “shed” was distributed to the PC.

OTHER BUSINESS

Secretary distributed – Member contact information. Please note changes with Secretary.

Reminder: – Next meeting is December 19 at 7:30 pm at West Nantmeal Township Building.

With no further business to discuss, the meeting adjourned at 9:05 p. m. on the motion of F. Daniel/J. Coffman.

Respectfully submitted,

Linda L. Dierksheide

Secretary