

**AGENDA
EAST NOTTINGHAM TOWNSHIP
PLANNING COMMISSION
October 22, 2007**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - September 24, 2007
- VI. *Ordinances*
 - Thom Olivieri - Environmental Issue
 - Historical Ordinance
- VII. *Subdivision/Land Development Plans*

TOWNSHIP ENGINEER REVIEW LETTERS

The township's engineer will go over his review letter with the Planning Commission and the applicant, if he is present. The Planning Commission requests that the applicant wait until he is asked a question by the engineer or any member of the Planning Commission, or wait until the engineer's review of the plan is finished before directly addressing the Planning Commission regarding that plan.

1. Wicklow – Preliminary Plan
 - Waiver Request from SALDO 502.12.C
2. Wilson King – Land Development Plan
 - Waiver Request from SALDO 302.03

DEVELOPERS REQUESTING TO BE ON AGENDA - The Planning Commission re-emphasizes that presentations be 15 minutes or less.

Thank you

None

REQUEST FOR EXTENSION LETTERS - Letters to be date specific for 2/15/08

3. Elkdale Green – Preliminary Plan
4. Jordan Manor (aka Tigue Farm) – Preliminary Plan
5. Preserve at White Oak Farm – Preliminary Plan
6. Wilson King – Preliminary LDP

OTHER SUBDIVISIONS IN PROCESS (FYI)

7. Cooper Farms – Final Plan
8. Meadowview Estates
9. Shepherd DeCarlo
10. TDT Prime Development
11. Lewis Tract

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12. Tom Swift Estates
13. George W. Thompson, Jr.
14. Elizabeth Miller – Preliminary Plan
15. Hickory Hill – Phase II – Preliminary Plan
16. Reserves of Dunlap
17. Andy King Tract – Minor Subdivision
18. Timothy Bishop – Minor Subdivision
19. Hickory Hill – Phase I – Final Plan

VIII. Correspondence

IX. Planning Commission Members

- Holiday Party

X. Old Business

XI. Recognition of Visitors

XII. Adjournment

**East Nottingham Township
Planning Commission Meeting Minutes
September 24, 2007**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on August 27, 2007 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members Gene Turns, Mike Rebert, Janice Gavin and Planning Commission Secretary, PJ Scheese. Members John Wallace and Walt Leis, were absent.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:05 p.m.

Chairperson, Joseph R. Bauer, Jr. asked Vice-Chairperson, Clifford Lee to lead the Pledge of Allegiance.

Agenda

A motion was made by Mike Rebert, seconded by Gene Turns, to approve the agenda. The motion carried.

Aye: 5 Nay: 0

There was no public comment on the agenda.

Minutes to Approve

August 27, 2007 – A motion was made by Cliff Lee, seconded by Gene Turns, to approve the minutes for this special PC meeting. The motion passed:

Aye: 4 Nay: 0 Abstain: 1 (Mike Rebert was not present at this meeting.)

Ordinances

Historic Ordinance

Joe Bauer showed a letter he received from the Chester County Planning Commission that he said was very critical of the ordinance. He then asked PJ Scheese to see that all PC members received a copy of it.

Environmental Issues

Thom Olivieri had asked to be put on this month's agenda to discuss an environmental issue. However, he did not show up to the meeting.

Subdivisions & Land Development Plans

Township Engineer Review Letters

Cooper Farm – Final Subdivision Plan

Ron Ragan, the Township Engineer for this subdivision, gave a brief synopsis of his review letter dated September 24, 2007. One of the requirements in the SALDO is that the developer is responsible for improving the section of Mount Pleasant Road that borders this subdivision.

This road was already on the Township's agenda to be improved this year. Brian Campbell, the developer, has made an offer to the Township that rather than do the work, to give the Township the \$82,000 and change so they can widen this section as well this year. Mr. Campbell's condition to giving this money to the Township now, as the bank wants more of a commitment in order to release this amount of escrow, is to get a conditional approval of the final plan. Cliff Lee asked if anyone has confirmed with the bank that this is actually their requirement. There was some discussion about this.

Ron Ragan said that when a conditional approval is granted by the Board of Supervisors, a check will be handed to them then and there. Mr. Ragan then briefly reviewed the open comments on his review letter and stated that all requirements will be satisfied by the developer before the final plan can be signed.

A motion was made by Mike Rebert, seconded by Cliff Lee, to approve Cooper Farm revised final subdivision plan with the condition that all open items in this review letter, and any other items deemed necessary for final plan approval are satisfactorily addressed prior to releasing the plan. The motion carried.

Aye: 5 Nay: 0

Developers Requesting to be on Agenda

There were none.

Letters of Extension

A motion was made by Cliff Lee, seconded by Gene Turns, to request letters of extension for the following:

- Meadowview Estates
- Shepherd DeCarlo
- TDT Prime Development
- Wicklow
- Lewis Tract
- Tom Swift Estates
- George W. Thompson, Jr.

to be date specific for January 15, 2008. The motion carried.

Aye: 5 Nay: 0

Other Plans Currently in Subdivision or Land Development Process (FYI)

- Elizabeth Miller – Preliminary Plan
- Elkdale Green – Preliminary Plan
- Hickory Hill – Phase II – Preliminary Plan
- Jordan Manor (aka Tigue Farm) – Preliminary Plan
- Preserve at White Oak Farm – Preliminary Plan
- Reserves of Dunlap – Preliminary Plan
- Wilson King – Preliminary LDP
- Wicklow – Preliminary Plan
- Andy King Tract – Minor Subdivision
- Timothy Bishop – Minor Subdivision
- Hickory Hill – Phase I – Final Plan

Correspondence

- Invitation from Oxford Area Rec Authority
- Letter from Brutscher, Foley, Milliner & Land, LLP stating that the special exception hearing for Bethany Orthodox Presbyterian Church will be on October 3, 2007
- Conditional Use approval for TDT Prime

PC Members

- Cliff Lee asked Joe Bauer if the Rec Authority is going to allow for expansion for other areas other than the Rec Authority Property. Joe Bauer stated that all the funds were slotted for Rec Authority property only.
- Christmas Party will be sometime during the weeks of December 10th or 17th. PJ Scheese and Gene Turns will go to Wyncote to see about their accommodations and cost. The Farm House in Toughkenamon was also suggested.

Old Business

Jonathan Lapp Subdivision

Joe Bauer read the letter from Lake Roeder Hillard:

"We are submitting signed/notarized sets of the Lapp subdivision that are revisions to the plan approved 6/18/07, which was subsequently recorded 6/22/07.

In order to gain approval of the Planning Waiver and Non-Building Declaration for the existing septic system, CCHD required us to revise the plan to show locations of the existing drainage system and the replacement septic area, with proper labels. These items were revised on Sheet 2. CCHD and DEP have now both approved the waiver.

To re-record these sheets for the subdivision, the Recorder of Deeds requires that the Township re-approve the plan and sign them again with a current date.

In addition, in order to clarify that these sheets supersede the ones previously recorded, we have changed the date to September 19, 2007 and added Note #13 on the cover sheet."

A motion was made by Cliff Lee, seconded by Gene Turns, to re-approve the Jonathan Lapp Subdivision. The motion carried.

Aye: 5 Nay: 0

Recognition of Visitors

None

A motion was made by Cliff Lee, seconded by Mike Rebert, to adjourn the meeting. The motion carried.

Aye: 5 Nay: 0

The meeting adjourned at 7:31 pm.

Respectfully Submitted,

PJ Scheese

PJ Scheese
Planning Commission Secretary

APPROVED:

Date 10/22/07


Joseph R. Bauer, Chairperson