

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
FEBRUARY 25, 2008**

I. *Call meeting to order*

II. *Pledge of Allegiance*

III. *Approve Agenda*

IV. *Public Comment on Agenda*

V. *Approve Minutes*
➤ *January 28, 2008*

VI. *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.

- TDT Prime Development – Final Plan
 - Jim Gade's Review
- Frank & Angela Lobb – Preliminary Land Development Plan
 - Jim Gade's Review

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 6/15/08*

- Elizabeth Miller – Preliminary Subdivision Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Andy King Tract – Minor Subdivision Plan

OTHER SUBDIVISIONS IN PROCESS (FYI)

- Meadowview Estates – Preliminary Subdivision Plan
- Preserve at White Oak Farm –Preliminary Plan
- Shepherd DeCarlo – Preliminary Subdivision Plan
- Lewis Tract – Final Land Development Plan
- Tom Swift Estates – Final Land Development Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

- Note: Elkdale Green – Preliminary Subdivision Plan – Received conditional Approval at February 11, 2008 BOS meeting.

VII. Correspondence

- Letter from Conrad O'Brien Gellman & Rohn – re: Zoning Map
- PA Governor's Center for Local Government Services pamphlet

VIII. Planning Commission Members

IX. Old Business

X. Recognition of Visitors

XI. Adjournment

**East Nottingham Township
Planning Commission Regular Meeting Minutes
February 25, 2008**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on February 25, 2008 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members, Gene Turns, Walt Leis, John Wallace, Janice Gavin, Shannon Wells and Planning Commission Secretary, PJ Scheese.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:02 p.m.

Vice-Chairperson, Clifford Lee led the Pledge of Allegiance.

Agenda

A motion was made by John Wallace, seconded by Cliff Lee, to approve the agenda. The motion carried.

Aye: 7 Nay: 0

Public Comment on the Agenda

There were none.

Minutes to Approve

January 28, 2008 – a motion was made by Gene Turns, seconded by Walt Leis, to approve the minutes for this regular PC meeting. The motion passed:

Aye: 6 Nay: 0 Abstain: 1 (Cliff Lee)

Subdivisions & Land Development Plans

Township Engineer Review Letters

TDI Prime Development - Final Subdivision Plan

Jim Gade reviewed his letter with the Planning Commission. The two biggest issues still outstanding are:

- Riparian Corridor – Applicant needs to come up with a Riparian Corridor Management Plan. Jim Gade said he would call Ken Crossan to discuss this. Individual lot owners will be responsible for maintaining a buffer between their houses and the riparian corridor. Either the Township Engineer or Zoning Officer will be required to inspect the riparian corridor before and after each house is built.
- Border between the subdivision and George Alan's property. Applicant has proposed to put up a five foot non-climbable fence. The PC would like to see some trees, not toxic to horses, planted between the properties as well.

➤

Other smaller issues include:

- Jim Gade has calculated the amount of money to be put into escrow toward road improvements to be \$1430/lot. He plans on discussing this with Township Roadmaster, Bill Weaver.
- There must be a written driveway easement between lot 8 and Bill Quigley's property.
- There must be a written driveway easement between lots 4 and 5, as well.

A motion was made by Walt Leis, seconded by Gene Turns, to take no action. The motion carried.

Aye: 7 Nay: 0

Frank & Angela Lobb – Preliminary Land Development Plan

Jim Gade reviewed his letter. This plan is a result of the applicant placing a trailer in the back of Cameron's Hardware Store, to be used as the plumber's office, without applying for a building permit from the Township. On January 15, 2007 the applicant was given 90 days (to April 14, 2008) to have an approved and recorded land development plan, by the Board of Supervisors.

The applicant has requested three waivers from the SALDO. They are asking for relief from:

- Section 302.02.B – requiring both a preliminary and final plan and instead combining the two into a single process.
- Section 402.03.A & 403.03.A – requiring existing contours.
- Section 403.03.A(3) – requiring calculations for the existing stormwater system.

Jim Gade does not oppose any of these waiver requests.

There are some issues on this plan that need clarification. They are:

- The trailer is described as being "temporary" on the plan. The applicant either needs to clarify exactly how long "temporary" is or remove the word "temporary" altogether. As the Zoning Ordinance puts a limit of twelve months for temporary trailers, the applicant will most likely remove the word "temporary."
- The applicant has included another building in the plan, but did not supply any details. Jim Gade stated that if this building is left on, this plan is no longer a simple land development plan. It would then become a full blown land development plan, which will require much more detail and more time to go through the system.

Ed Jefferis, of Concord Land Planners, we present to represent the applicant. He stated he will need to speak with his client, but thought they would be removing the word "temporary" in describing the trailer, along with the new building.

A motion was made by Cliff Lee, seconded by Walt Leis, to take no action. The motion carried.
Aye: 7 Nay: 0

Letters of Extension

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

- Elizabeth Miller – Preliminary Subdivision Plan
- Reserves at Dunlap – Preliminary Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Andy King Tract – Minor Subdivision Plan

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

Aye: 7 Nay: 0

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

- Meadowview Estates – Preliminary Subdivision Plan
- Preserve at White Oak Farm – Preliminary Plan
- Shepherd DeCarlo – Preliminary Subdivision Plan
- Lewis Tract – Final Land Development Plan
- Tom Swift Estates – Final Land Development Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

Correspondence

- Letter from Conrad O'Brien Gellman & Rohn – re: Zoning Map
- PA Governor's Center for Local Government Services pamphlet

PC Members

Joe Bauer asked the members if they have received the Scenic Resources Survey for the multi-municipality comprehensive plan. The next meeting is Wednesday, February 27, 2008 at the Lower Oxford Township building at 7pm.

Walt Leis voiced his concerns about the Susquehanna River Basin Commission and the Chester Water Authority not agreeing on water allocation. His concern is that the Township will be caught in the middle and end up being shorted. There was some discussion about this.

Old Business

There was none.

Visitors

Jim Gade mentioned that the final subdivision plan for Wicklow has been submitted to the Township.

A motion was made by Cliff Lee, seconded by Gene Turns to adjourn. The motion carried.

Aye: 7 Nay: 0

The meeting adjourned at 7:59 pm.

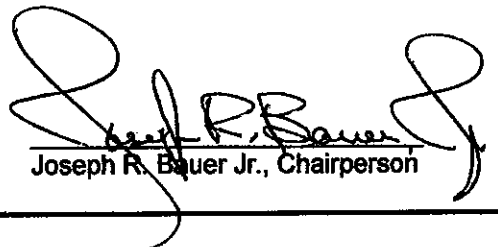
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 3/25/08


Joseph R. Bauer Jr., Chairperson