AGENDA EAST NOTTINGHAM TOWNSHIP REGULAR PLANNING COMMISSION MEETING June 23, 2008

- I. Call meeting to order
- II. Pledge of Allegiance
- III. Approve Agenda
- IV. Public Comment on Agenda
- V. Approve Minutes
 - ➤ May 27, 2008
- VI. Ordinances
 - Cluster Ordinance Update
- 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.

NONE

DEVELOPERS REQUESTING TO BE ON AGENDA - The Planning Commission <u>re-emphasizes that presentations be 15 minutes or less.</u> Thank you

- David Muehlmatt 2-Lot Sketch Plan Ed Jefferis, Concord Land Planners
- ▶ David & Daniel Dunmire 5 or 6 Lot Sketch Plan Ed Jefferis

REQUEST FOR EXTENSION LETTERS - Letters to be date specific for 10/15/08

- Meadowview Estates Preliminary Subdivision Plan
- > Shepherd DeCarlo Preliminary Subdivision Plan
- Lewis Tract Final Subdivision Plan

OTHER SUBDIVISIONS IN PROCESS (FYI)

- ➤ Elizabeth Miller Preliminary Subdivision Plan
- Preserve at White Oak Farm –Preliminary Plan
- Reserves of Dunlap Preliminary Subdivision Plan
- Andy King Tract Minor Subdivision Plan
- Timothy Bishop Minor Subdivision Plan
- Wicklow Final Subdivision Plan
- > Wilson King Final 2-Lot Subdivision & Land Development Plan
- > TDT Prime Development Final Plan

AGENDA EAST NOTTINGHAM TOWNSHIP PLANNING COMMISSION May 27, 2008

- VIII. Correspondence
- IX. Planning Commission Members
- X. Old Business
- XI. Recognition of Visitors
- XII. Adjournment

East Nottingham Township Planning Commission Regular Meeting Minutes June 23, 2008

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on June 23, 2008 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Gene Turns, Walt Leis, Janice Gavin, and Planning Commission Secretary, PJ Scheese. Vice-Chairperson, Clifford Lee and member John Wallace were absent. Member Shannon Wells arrived late.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:00 p.m.

Chairperson, Joseph R. Bauer, Jr. led the Pledge of Allegiance.

Agenda

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

Ave: 4

Nay: 0

Public Comment on the Agenda

There was none.

Minutes to Approve

May 27, 2008 – a motion was made by Walt Leis, seconded by Gene Turns, to approve the minutes for this regular PC meeting. The motion passed:

Aye: 4

Nay:

Shannon Wells arrived at 7:06pm.

Ordinances

Cluster Ordinance

Chairman Bauer showed the rest of the PC the map overlay done by the Cluster Committee, and explained their results. The map showed East Nottingham Township and the areas of the proposed five and ten year plans of the Oxford Area Sewer Authority. (Note: This map has not been approved by DEP yet.) He then explained the areas that the Committee had located where a cluster development with a community septic system may be feasible. Chairman Bauer also explained that the Committee suggested to the Board of Supervisors, at the June 16th work session, to remove clustering in the R-1 District and change the zoning there from a five acre to two acre minimum lot size, but would not make an actual recommendation until we hear back from the solicitor.

Subdivisions & Land Development Plans

Township Engineer Review Letters

There were none.

Developers Requesting to be on Agenda

Muehlmatt Sketch Plan

Ed Jefferis of Concord Land Planners represented the developers. This property is ten acres on Delp Road across from the high school in the R-1 District. Mr. Jefferis explained that once the environmentally sensitive ground and other net outs are calculated, the end result is that two lots of five acres can be made. The flag lot shown will have a 25 foot driveway, which will prohibit the property from further subdivision.

Dunmire Sketch Plan

Ed Jefferis of Concord Land Planners represented the developers. This property is 7.5 acres on the corner of Frog Hollow and Oxford Roads, in the R-2 District. There are currently three tax parcels there. These will be made into seven lots, depending on the perk tests.

Letters of Extension

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

- Meadowview Estates Preliminary Subdivision Plan
- Shepherd DeCarlo Preliminary Subdivision Plan
- ▶ Lewis Tract Final Subdivision Plan

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

Aye: 5 Nay:

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

- > Elizabeth Miller Preliminary Subdivision Plan
- Preserve at White Oak Farm –Preliminary Plan
- > Reserves of Dunlap Preliminary Subdivision Plan
- > Andy King Tract Minor Subdivision Plan
- > Timothy Bishop Minor Subdivision Plan
- Wicklow Final Subdivision Plan
- Wilson King -- Final 2-Lot Subdivision & Land Development Plan
- > TDT Prime Development Final Plan

Correspondence

There was none.

PC Members

Nothing

Old Business

There was none.

<u>Visitors</u>

Nothing

A motion was made by Walt Lies, seconded by Shannon Wells to adjourn. The motion carried.

Aye: 5 Nay: 0

The meeting adjourned at 7:21 pm.

Respectfully Submitted,

PJ Scheese

Planning Commission Secretary

APPROVED:

Date 1/28/05

Joseph R. Bauer Jr., Chairperson

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