

**AGENDA  
EAST NOTTINGHAM TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
September 22, 2008**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
  - July 28, 2008
  - August 25, 2008
- VI. *Ordinances*
  - General discussion about fine tuning the Zoning 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.*

- Wicklow Subdivision – Final Plan
  - Jim Gade's Review

**DEVELOPERS REQUESTING TO BE ON AGENDA**

NONE

**REQUEST FOR EXTENSION LETTERS - Letters to be date specific for 1/15/09**

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

**OTHER SUBDIVISIONS IN PROCESS (FYI)**

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

- VIII. *Correspondence*
  - None

*IX. Planning Commission Members*

*X. Old Business*

*XI. Recognition of Visitors*

*XII. Adjournment*

**East Nottingham Township  
Planning Commission Regular Meeting Minutes  
September 22, 2008**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on September 22, 2008 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members, Gene Turns, Walt Leis, Janice Gavin, Shannon Wells, John Wallace, and Planning Commission Secretary, PJ Scheese.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:01 p.m.

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

**Agenda**

**A motion was made by Shannon Wells, seconded by John Wallace, to approve the agenda. The motion carried.**

**Aye: 7      Nay: 0**

**Public Comment on the Agenda**

There was none.

**Minutes to Approve**

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

**Aye: 6      Nay: 0      Abstain: 1 (John Wallace)**

**August 25, 2008 – no motion was made as these are not official minutes, do to the fact that there was no quorum. However, it was decided to have something in put in the minute book to indicate that there was no quorum, and the meeting was not held.**

**Ordinances**

There was some general discussion about tightening up the Zoning Ordinance, in general, and that the Planning Commission should attend the Work Sessions, as that is when these discussions will be taking place. There was some discussion about TDR, Open Space, and Clustering.

Joe Bauer suggested that everyone come to the next work session. PJ will send a reminder out the week before. The PC would like to discuss Clustering, Conditional Use, and Conditions for Clustering at the October Work Session.

Joe Bauer told the PC about the Conditional Use Hearing, in West Nottingham Township, for the Reid Family Partnership. Some of the property is in East Nottingham and is wetlands and unbuildable. Nottingham Homes want to expand the sale of their manufactured homes to Union Square Road. The part of the property that is in East Nottingham is not zoned for this, conditional or otherwise. But no land in East Nottingham is to be built upon. The Land Development Plan they have submitted in West Nottingham will be coming to East Nottingham for approval.

**Subdivisions & Land Development Plans**

**Township Engineer Review Letters**

**Wicklow Final Subdivision Plan**

Jim Gade reviewed his letter with the Planning Commission. There will be 160 lots, using TDR. It will look like two separate subdivisions, each having its own entrance, one off of Baltimore Pike, and one off of Forge Road. The only things left to be done are the legal documents and PennDOT permits.

There is one large open space area, about 7 acres, with about 1.7 acres of it to be dedicated to active open space. There are also several other smaller areas that will also be open space. The Applicant will have to come in front of the Township to say what the use will be for those 7 acres, in

particular. The applicant also still needs to submit an Open Space Management Plan. Spence Andress, at that time, gave PJ Scheese this document.

Actual improvements have not yet been discussed. There are still some technical issues to be ironed out. The lower part of the plan will be an age restricted community. The upper part will not be age restricted and this is where the active open space will be. The Homeowners Association will own and operate the open space.

PennDOT will require Highway Occupancy Permits for both entrances. An Improvement Guarantee still needs to be drawn up and agreed upon. Maintenance agreements for easements and storm water management still need to be written and reviewed. Street lights need to be approved by the Township. The Fire Marshall has responded regarding the necessary fire hydrants.

At this point Cliff Lee had to leave for a business conference call.

**A motion was made by Walt Leis, seconded by Janice Gavin, to take no action. The motion carried.**

**Aye: 6      Nay: 0**

Walt Leis asked when the applicant will come before the Township to discuss how Open Space will be used. Spence Andress said sometime in the next couple of months.

***Developers Requesting to be on Agenda***

There were none.

***Letters of Extension***

**A motion was made by John Wallace, seconded by Walt Leis, 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 January 15, 2009. The motion carried.**

**Aye: 6      Nay: 0**

***Other Plans Currently In Subdivision or Land Development Process (FYI)***

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

**Correspondence**

There was none.

**Old Business**

There was none.

**PC Members**

Walt Leis would like some sense of how subdivision will be phased into the proposed new sewer system. Jim Gade agreed that there are a lot of logistical issues to be settled.

Gene Turns brought up the Christmas Party. It was decided to have it as Wyncote again, on a Tuesday, Wednesday, or Thursday night in either the second or third week of December. PJ Scheese is to set it up and get back to the Planning Commission with some dates.

Visitors

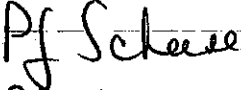
Nothing

A motion was made by Walt Leis, seconded by Gene Turns to adjourn. The motion carried.

Aye: 6 Nay: 0

The meeting adjourned at 8:21 pm.

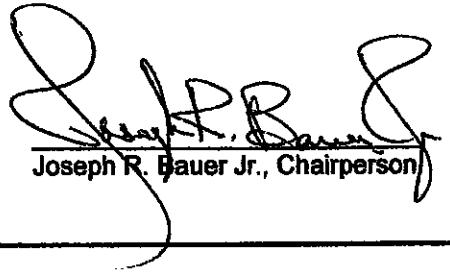
Respectfully Submitted,



PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 10/27/08

  
Joseph R. Bauer Jr., Chairperson