

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
October 27, 2008**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - **September 22, 2008**
- VI. *Ordinances*
 - **General discussion about fine tuning the Zoning Ordinance.**
- VII. *Subdivision/Land Development Plans*

TOWNSHIP ENGINEER REVIEW LETTERS

NONE

DEVELOPERS REQUESTING TO BE ON AGENDA

- **Oxford Area Recreation Authority – Land Development Plan – Ann Yost**

REQUEST FOR EXTENSION LETTERS - Letters to be date specific for 2/15/09

- **Preserve at White Oak Farm –Preliminary Plan**
- **Wilson King – Final 2-Lot Subdivision & Land Development Plan**

OTHER SUBDIVISIONS IN PROCESS (FYI)

- **Elizabeth Miller – Preliminary Subdivision Plan**
- **Meadowview Estates – Preliminary Subdivision Plan**
- **Reserves of Dunlap – Preliminary Subdivision Plan**
- **Andy King Tract – Minor Subdivision Plan**
- **Timothy Bishop – Minor Subdivision Plan**
- **Lewis Tract – Final Subdivision Plan**
- **Wicklows Subdivision – Final Plan**

RECENTLY WITHDRAWN SUBDIVISION

- **Wicklows Subdivision – Final Plan**

- VIII. *Correspondence*
 - **None**
- IX. *Planning Commission Members*
- X. *Old Business*
 - **Christmas Party**
- XI. *Recognition of Visitors*
- XII. *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
October 27, 2008**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on October 27, 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 7:00 p.m.

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

Agenda

A change was made on the agenda. Under "Recently Withdrawn Subdivisions", *Wicklow* was replaced by *Shepherd DeCarlo*. A motion was made by **Walt Leis**, 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

September 22, 2008 – a motion was made by **Gene Turns**, seconded by **Janice Gavin**, to approve the minutes for this regular PC meeting. The motion carried:

Aye: 7 Nay: 0

Ordinances

There was some discussion regarding the decision at the Work Session on October 20th to tighten up the Zoning Ordinance. Joe Bauer said that Jim Gade, Township Engineer, and Helen Esbenshade, Township Solicitor, are in the process of working up some language on the *Open Space Management Plan*, to make it more stringent, and for the details to be required in the preliminary plan, rather than waiting for the final plan.

The *Recreational Environmental Resource Plan* should be tied into the ordinance the Zoning Ordinance to be used by developers regarding their *Open Space Management Plan*. Jim Gade stated that something should be ready in a couple of weeks. Mike Miller is spearheading this and will email everyone with his suggestions

Subdivisions & Land Development Plans

Township Engineer Review Letters

There were none.

Developers Requesting to be on Agenda

Oxford Area Recreation Authority – Land Development Plan

Ann Yost, a landscape architect with YSM represented. This is the first phase of the Oxford Area Regional Recreation Park. It is 22 acres on the west side of the Route 1 bypass. Planned are a baseball field, small picnic pavilion, playground, amphitheater, multi-purpose field, walking trail, and a parking area for 82 vehicles. Cliff Lee asked if this plan is flexible. Ann Yost stated that this phase is concentrating on the bulk grading and there would be two other phases. The grading is about a four to one slope.

Eventually the plan is to have a community center put up to the multi-purpose field on the lower level, but that is several years down the road. No lighting is planned in this phase. Gene Turns asked

about a pool. Ms. Yost stated that no pool is planned at this time. This plan is driven by community youth activities.

This phase is funded by state and county grants. Two PennDOT permits are being pursued for drives off of West Locust Street.

Ann Yost reviewed the three waivers being requested:

- 1) 304.04 – to waive the preliminary plan and go straight to a preliminary/final plan.
- 2) 502.17.G – to waive the requirement of vertical and horizontal alignments of access drives to conform to specifications for local streets as stated in Section 502.07 of the SALDO.
- 3) 503.01.C.10.b – to waive the requirement of pavements to consist of a minimum of two inches of ID-2 binder course and 1 ½ inches of ID-2 wearing course.

These waivers will be considered once Ron Ragan, Township Engineer for this project, has had an opportunity to review this plan. As the state/county grant requirement is for this money to be spent no later than November 2009, construction is slotted to begin April 2009.

Joe Bauer stated that he would have to recuse himself from all votes concerning this plan since he is on the Board of the Rec Authority.

Letters of Extension

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

- Preserve at White Oak Farm – Preliminary Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

to be date specific for February 15, 2009. The motion carried.

Aye: 6 Nay: 0

Plans Recently Withdrawn from Subdivision Process

- Shepherd DeCarlo – Preliminary Subdivision Plan

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

- Elizabeth Miller – Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Lewis Tract – Final Subdivision Plan
- Wicklow Subdivision – Final Plan

Correspondence

There was none.

Old Business

Christmas Party

The date of Wednesday, December 17th was agreed upon. Additional guests to be invited are:
Board of Supervisors & their wives

Helen Esbenshade
Alan Novak
Gene Twardowski

There was general discussion about the menu, but the Planning Commission is leaving the details up to PJ Scheese. Cocktails will be at 6:30pm and dinner will be at 7:00pm.

PC Members

Nothing

Visitors

Nothing

A motion was made by Walt Lels, seconded by Cliff Lee to adjourn. The motion carried.

Aye: 7 Nay: 0

The meeting adjourned at 7:51 pm.

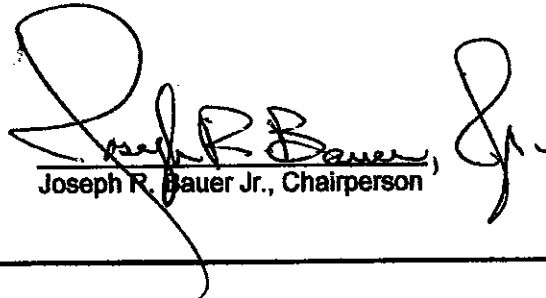
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 11/24/08


Joseph R. Bauer Jr., Chairperson
