

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
November 24, 2008**

I. *Call meeting to order*

II. *Pledge of Allegiance*

III. *Approve Agenda*

IV. *Public Comment on Agenda*

V. *Subdivision/Land Development Plans*

TOWNSHIP ENGINEER REVIEW LETTERS

- Oxford Area Rec Authority – Preliminary LDP
 - Ron Ragan's Review
- Muelmatt Subdivision – Final Plan
 - Jim Gade's Review

VI. *Approve Minutes*

- October 27, 2008

VII. *Ordinances*

- Changes in the Open Space Management Plan for the ROSD
- Changes in TDR for Commercial/Industrial use

VIII. *Subdivision/Land Development Plans*

DEVELOPERS REQUESTING TO BE ON AGENDA

NONE

REQUEST FOR EXTENSION LETTERS - Letters to be date specific for 3/15/09

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

OTHER SUBDIVISIONS IN PROCESS (FYI)

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

IX. *Correspondence*

- None

X. *Planning Commission Members*

XI. *Old Business*

- Christmas Party

XII. *Recognition of Visitors*

XIII. *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
November 24, 2008**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on November 24, 2008 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members, Gene Turns, Janice Gavin, Shannon Wells, John Wallace, and Planning Commission Secretary, PJ Scheese. Walt Leis arrived at 7:10 pm.

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

Aye: 6 Nay: 0

Public Comment on the Agenda

There was none.

Subdivisions & Land Development Plans

Township Engineer Review Letters

Oxford Area Recreation Authority – Land Development Plan

Ron Ragan, Township Engineer for this project, reviewed his letter. Ron said he was okay with all the waivers requested:

- 1) 304.04 & 304.05 – 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 pavement to consist of a minimum of two inches of ID-2 binder course and 1 ½ inches of ID-2 wearing course.

Ron believes the radius proposed to the driveway/parking lot is sufficient for busses.

The biggest issue Ron foresees is the required road improvements. Locust Street is a state road with a high bank along much of the property. Ron thinks that perhaps this should be graded better along the Rec Authority side.

The landscape architect, engineer, Chester County Conservation District and Ron Ragan met about the infiltration requirements.

No traffic study has been done. As this is a state road, the applicant must abide by the state's rules.

There was some discussion about the all purpose field having fairly steep banks and whether there should be more grading in order to make the field more useful. There is at 2/5% to 3% slope. The general consensus of the PC is that this should be done right the first time.

Walt Leis arrived around 7:10 pm.

Cliff Lee commented on significant concerns the PC has and so is not in favor of the waiver from doing the preliminary plan separate from the final plan, or the parking lot waiver.

Ron Ragan said that Ann Yost has not yet responded to Ron Ragan's review letter.

There may be some storm water management issues that the CCD may have some concerns about. Ron suggested a special meeting with the Landscape Architect, the Rec Authority engineer, Ron Ragan, PC members, any Rec Authority members who wish to attend and PJ Scheese. **A motion was made by Shannon Wells, seconded by Cliff Lee, for a special meeting to review the plan with the Landscape Architect, the Rec Authority engineer, Ron Ragan, PC members, any Rec Authority members who wish to attend and PJ Scheese. The motion carried:**

Aye: 6 Nay: 0 Abstain: 1 (Joe Bauer)

The dates and times discussed to have this meeting are December 2nd or 3rd at 6pm. PJ Scheese will contact the applicant and set up the meeting.

**A motion was made by Cliff Lee, seconded by Walt Leis, to take no action. The motion carried:
Aye: 6 Nay: 0 Abstain: 1 (Joe Bauer)**

Muehlmann 2-Lot Subdivision -- Preliminary Plan

Jim Gade, Township Engineer for this project, reviewed his letter with the PC. This is a 2-lot subdivision on 10.75 acres, using the Cluster subdivision method. Jim stated some issues that exist:

- Stream issue – requires the Riparian Corridor and all wetlands to be netted out.
- 40% of the gross tract must be open space
- The only way to get two lots with the current zoning requirements is to use clustering.
- Because of the flood plain issue this must be considered as a preliminary plan only.
- There must be a detailed open space management plan included.

Ed Jefferis, applicant's engineer, said that they would be happy to draw up a detailed open space plan. There was some discussion about the anticipated change in the zoning ordinance regarding the R-1 district. The change being considered is taking the required lot size from 5-acres to 2-acres. If this change is enacted this subdivision would not have to subdivide by way of using clustering, which would make this plan far simpler than it currently is.

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

Developers Requesting to be on Agenda

There were none.

Minutes to Approve

October 27, 2008 – A motion was made by Gene Turns, seconded by Cliff Lee, to approve the minutes for this regular PC meeting. The motion carried:

Aye: 7 Nay: 0

Ordinances

Minimum Requirements for Open Space Management Plans

There was some discussion about the email that Jim Gade sent out in the late afternoon. Some of the PC members could not open the attachments. Also the PC wants PDF versions of sections 1310.F.1 & F.2 of the Zoning Ordinance.

A motion was made by Walt Leis, seconded by Cliff Lee, to look at this again at the regular PC meeting on December 15, 2008, after Jim Gade sends all information, in PDF format, to the PC. The motion carried:

Aye: 7 Nay: 0

Transferable Development Rights

Joe Bauer reviewed Joel Brown's presentation, at the November 17th work session, regarding the current cost of a TDR vs. the ability to use it. Joe reviewed his handout from that meeting.

The purpose of changing the value of a TDR is to give developers incentive to use TDR for commercial/industrial use. This would be done by expanding the current impervious surface/building coverage limit from 2500 SF per TDR to 6500 SF. The price per SF would then decrease from \$7.20 - \$8.00 down to \$2.77 - \$3.08. The idea of TDR is to increase the tax base and preserve farms.

Cliff Lee stated that while he agrees with the TDR concept, he is still not sure if this is the correct instrument to accomplish those desires. Joel Brown said that the real way to get commercial/industrial ventures into the area is to build the infrastructure (i.e., sewer & water). The point of making the changes in the TDR now is to have it in place when the developers do come. There was some discussion regarding this issue.

There was also some discussion about the multi-municipality comprehensive plan what is currently being worked on. The earliest that the report explaining the plan will come out is going to be sometime next year. Cliff Lee stated that he thinks the TDR needs to be part of a larger program to embark upon encouraging commercial/industrial development. More discussion needs to take place about the fundamental goals of the Township. The PC wishes to discuss this further.

At this point, 8:16 pm, Walt Leis had to leave the meeting.

A motion was made by Cliff Lee, seconded by Shannon Wells, to review TDR with the BOS at the work session on January 19, 2009. The motion carried:

Aye: 6 Nay: 0

Letters of Extension

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

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

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

Aye: 6 Nay: 0

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

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

Correspondence

There was none.

Old Business

Christmas Party – Wednesday, December 17, 2008

Various PC members handed in cash or a check for their meals. The party will begin at 6:30 pm, at which time cocktails will be served. Dinner is at 7pm.

PC Members

Nothing

Visitors

Nothing

A motion was made by John Wallace, seconded by Cliff Lee to adjourn. The motion carried.

Aye: 6 Nay: 0

The meeting adjourned at 8:28 pm.

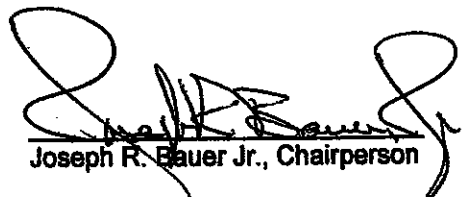
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 12/15/08



Joseph R. Bauer Jr., Chairperson