

**AGENDA  
EAST NOTTINGHAM TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
JANUARY 26, 2009**

I. *Call meeting to order*

II. *Pledge of Allegiance*

III. *Approve Agenda*

IV. *Public Comment on Agenda*

V. *Approve Minutes*

- December 15, 2008
- January 6, 2009

VI. *Ordinances*

- TDR Ordinance

VII. *Subdivision/Land Development Plans*

**TOWNSHIP ENGINEER REVIEW LETTERS**

- Samuel & Elizabeth Esh – Subdivision Plan
- Oxford Hollow Associates – Preliminary Subdivision Plan

**DEVELOPERS REQUESTING TO BE ON AGENDA**

- Elkdale Green – Ed Jefferis – update

**BOS REQUEST FOR REVIEW**

- Oxford Area Recreation Authority – Land Development Plan – Ann Yost
  - Waiver Request from SALDO:
    - § 502.07.G – Requiring the vertical and horizontal alignments of access drives to conform to the specifications for local streets as stated in:
    - § 502.07.A, requiring the minimum horizontal curve radius for local streets to be 200 feet.

A letter from Penn Dot dated December 29, 2008 regarding the site meeting that took place on December 24<sup>th</sup> to be discussed and recommendation to be made for BOS to act upon at their February 9, 2009 regular meeting.

**REQUEST FOR EXTENSION LETTERS - *Letters to be date specific for***

NONE

**OTHER SUBDIVISIONS IN PROCESS (FYI)**

- Elizabeth Miller – Preliminary Subdivision Plan
- Meadowview Estates – 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
- Lewis Tract – Final Subdivision Plan
- Muehlmatt Subdivision – Final Subdivision Plan
- Wicklow – Final Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

*VIII. Correspondence*

*IX. Planning Commission Members*

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*X. Old Business*

*XI. Recognition of Visitors*

*XII. Adjournment*

**East Nottingham Township  
Planning Commission Regular Meeting Minutes  
January 26, 2009**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on January 26, 2009 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 7:02 p.m.

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

**Agenda**

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

Aye: 7      Nay: 0

**Public Comment on the Agenda**

There was none.

**Minutes to Approve**

December 15, 2008 – A motion was made by Walt Leis, seconded by John Wallace, to approve the minutes for this regular PC meeting. The motion carried:

Aye: 6      Nay: 0      Abstain: 1 (Gene Turns)

January 6, 2009– A motion was made by John Wallace, seconded by Gene Turns, to approve the minutes for organizational PC meeting. The motion carried:

Aye: 4      Nay: 0      Abstain: 3 (Janice Gavin, Walt Leis, & Shannon Wells)

**TDR Ordinance**

Joe Bauer told the PC that TDR were discussed at the Work Session on January 20<sup>th</sup>. He reminded everyone that at the November, 2008 PC meeting they had asked to have TDR put on the January, 2009 Work Session agenda. All agreed that doing that so far in advance may have been a bad idea.

There was some discussion about what TDR are currently valued at. The current allowed increase is 2500 SF impervious surface per TDR, with an increase of up to 60% total impervious surface, for commercial or industrial use. This is little incentive for developers to purchase TDR for this purpose, as it would be less expensive for them to just buy more ground.

Jim Gade reviewed the handout titled "Industrial Buyer". There was some discussion regarding the usage of TDR in Lancaster County and in Maryland.

The crux of the issue is to make using TDR a better idea than using more land to build in commercial or industrial zones.

Cliff Lee suggested a sub-committee be formed to come up with some ideas regarding the use of TDR. The committee will consist of Cliff Lee, Walt Leis, Shannon Wells, and Janice Gavin. They will give the PC an update on their progress at the February 23<sup>rd</sup> PC meeting, and will have definite suggestions by the March 23<sup>rd</sup> PC meeting. Then the PC will request this be put on the April 20<sup>th</sup> Work Session.

PJ Scheese was requested to send everyone a list of all PC email addresses.

## **Subdivisions & Land Development Plans**

### **Township Engineer Review Letters**

#### **Oxford Hollow Associates Preliminary Subdivision Plan**

Jim Gade reviewed his letter. This is a six lot subdivision with on lot sewage and water, and on lot seepage beds for storm water management. There are a few issues regarding this subdivision:

- The Riparian Corridor needs to be established
- Since the total gross area is over 5 acres, the ROSD is not being used, and single family homes are to be built, a Conditional Use is required.
- There are five driveways in a 330 foot strip on Oxford Road. There could be some consolidation of driveways, but this is a Penn Dot decision as it is a state road.
- The lot with the existing house on Oxford Road is smaller than 1-acre and is therefore, an existing nonconforming lot.
- The existing cartway on Frog Hollow Road is narrower than current standards. The applicant will most likely request a waiver from improvement and pay a fee in lieu of changing the width of their portion of the cartway.

Dan & Dave Dunmire are the owners and Ed Jefferis, of Concord Land Planners, is the representing engineer.

- They stated that they have no problem combining some driveways and will apply now for the Penn Dot permits.
- There is approximately 4000 SF of open space provided, but they said they would pay the \$900 as a fee in lieu of having this open space if that is what the Township would prefer.
- They intend to ask for a waiver from having to improve their portion of Frog Hollow Road.

**A motion was made by Cliff Lee, seconded by John Wallace, to take no action. The motion carried.**

**Aye: 7      Nay: 0**

#### **Samuel & Elizabeth Esh Subdivision Plan**

Jim Gade reviewed his letter. This is a farm subdivision in the R-1 and R-2 zoning districts. The single existing farm is being split into two separate farms. There are three parcels because one of the farms is divided by the road, and by definition no tax parcel may be divided by a road. There are some issues to be considered:

- As this ground can be further subdivided, it must be considered a Major Subdivision and therefore this must be a Preliminary Subdivision Plan. The applicants have already given the Township the required increase in escrow money, for the review of this plan.
- The cartways are not up to current standards. Union Road will either need to be widened or the applicant should pay a fee in lieu of.
- No new construction is planned.
- They are requesting a non-building waiver as there are already dwellings on each farm.

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

**Aye: 7      Nay: 0**

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

#### **Elkdale Green – Between Preliminary & Final Plan**

Ed Jefferis, of Concord Land Planners, is the engineer. He wanted to give the PC an update on the ongoing sewage issue. He reminded the PC that In February 2008 the ENT BOS gave a Conditional Preliminary Plan approval. The applicant has been working with the Oxford Area Sewer Authority to come up with a community sewage treatment system that is acceptable to both parties. The OASA has given permission to do drawings of a proposed pretreatment on lot community trench system. Once it is approved by the OASA, they will send it to DEP for approval.

**BOS Request for Review**

**Oxford Area Recreation Authority – Land Development Plan**

Since the PC is waiting for a letter from the applicant, who is waiting for the final version of the letter that is forthcoming from Penn Dot, regarding the site meeting on December 24, 2008, this discussion was postponed.

**Letters of Extension**

NONE

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

- Elizabeth Miller – Preliminary Subdivision Plan
- Meadowview Estates – 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
- Lewis Tract – Final Subdivision Plan
- Muehlmann Subdivision – Final Subdivision Plan
- Wicklow – Final Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

**Correspondence**

- Fair Housing Council Newsletter

**Old Business**

None

**PC Members**

Walt Leis requested aerials that come from the GIS system. He thought the Township was already subscribing to this. The Township does not. He will give PJ the information to check into it.

**Visitors**


Nothing

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

**Aye: 7      Nay: 0**

The meeting adjourned at 8:08 pm.

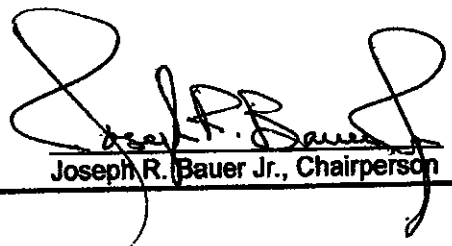
Respectfully Submitted,



PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 2/23/09



Joseph R. Bauer Jr., Chairperson