

AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
July 27, 2009

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - June 22, 2009
- VI. *Subdivision/Land Development Plans*
NONE

DEVELOPERS REQUESTING TO BE ON AGENDA

- Elizabeth S. Miller – Preliminary 5-lot Plan – Chairman to sign Non-Building Waiver

REQUEST FOR EXTENSION LETTERS - Letters to be date specific for October 15, 2009

- Elizabeth S. Miller – Preliminary 5-lot - Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

OTHER SUBDIVISIONS IN PROCESS (FYI)

- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Oxford Hollow Associates - 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
- Oxford Area Rec Authority – Has Conditional Approval

- VII. *Conditional Use Hearing*
 - Interstate Shelter All
- VIII. *Ordinances*
 - TDR – update from Committee
- IX. *Correspondence*
None
- X. *Planning Commission Members*
- XI. *Old Business*
- XII. *Recognition of Visitors*
- XIII. *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
July 27, 2009**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on July 27, 2009 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Gene Turns, Janice Gavin, Walt Leis, and Planning Commission Secretary, PJ Scheese. Member John Wallace arrived at 7:12 p.m. Vice Chairperson, Clifford Lee, and member Shannon Wells were absent.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:02 p.m.

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

Agenda

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

Aye: 4 Nay: 0

Public Comment on the Agenda

There was none.

Minutes to Approve

June 22, 2009 – A motion was made by Gene Turns, seconded by Janice Gavin, to approve the minutes for the regular PC meeting. The motion carried:

Aye: 4 Nay: 0

Subdivisions & Land Development Plans

Township Engineer Review Letters

None

Developers Requesting to be on Agenda

- Elizabeth S. Miller – Preliminary 5-lot Plan – Chairman Joe Bauer signed the Non-Building Waiver, to be sent to DEP, for this subdivision.

Letters of Extension

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

- Elizabeth S. Miller – Preliminary 5-lot Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

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

Aye: 4 Nay: 0

Member John Wallace arrived.

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

- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Oxford Hollow Associates - 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
- Oxford Area Rec Authority – Has Conditional Approval

Conditional Use Hearings – Interstate Shelter All

Township engineer, Jim Gade reviewed the memo he wrote to the Planning Commission. He discussed the reason why a conditional use is required and questioned the reasons why the applicant also filed for a variance from the Zoning Hearing Board. He cited section 2110.D.4 of the ordinance that states that the BOS may waive or modify applicable area and bulk regulations and design standards when said waiver or modification is deemed by the BOs to be in the public interest. The Planning Commission agreed with his reasoning.

A motion was made by Walt Lels, seconded by John Wallace, to send Mr. Gade's memo to the BOS with the recommendation that the Board also waive the zoning requirements that are the reason for the Zoning Hearing, thereby eliminating the need for the Zoning Hearing.

Aye: 5 Nay: 0

Ordinances – TDR

There was no update given.

Correspondence

None

Old Business

None

PC Members

PJ Scheese asked the group if they wanted a Christmas party this year and if they would like it to be at the Wyncote Country Club again. All agreed to have it there again. The date of Wednesday, December 15, 2009 was selected.

Visitors

None

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

Aye: 4 Nay: 0

The meeting adjourned at 7:28 pm.

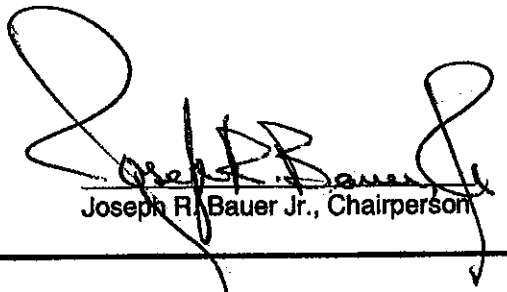
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 8/24/09



Joseph R. Bauer Jr., Chairperson