

**AGENDA  
EAST NOTTINGHAM TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
SEPTEMBER 28, 2009**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
  - August 24, 2009
- VI. *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.*

- Herr Foods Inc. - Preliminary Land Development Plan
  - Waiver Request from SALDO sections 302.02.B.2 & .3
  - Request for Plan Approval

**DEVELOPERS REQUESTING TO BE ON AGENDA**

NONE

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

**OTHER SUBDIVISIONS IN PROCESS (FYI)**

- Andy King Tract – Minor Subdivision Plan
- Elizabeth S. Miller – Preliminary 5-lot - Plan
- Lewis Tract – Final Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Muehlmatt Subdivision – Final Subdivision Plan
- Oxford Hollow Associates - Preliminary Subdivision Plan – Jim Gade
- Oxford Area Rec Authority – Land Development Plan – Ron Ragan
- Preserve at White Oak Farm –Preliminary Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Wicklow – Final Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

*VII. Conditional Use Hearing – Oxford Hollow Associates*

*VIII. Correspondence*

- SSM brochure

*IX. Planning Commission Members*

*X. Old Business*

- Christmas Party – Tuesday, Dec 15<sup>th</sup>, or Wednesday, Dec 16<sup>th</sup> ?

*XI. Recognition of Visitors*

*XII. Adjournment*

**East Nottingham Township  
Planning Commission Regular Meeting Minutes  
September 28, 2009**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on September 28, 2009 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice Chairperson, Clifford Lee, Planning Commission Members, Walt Leis, Janice Gaviri, John Wallace, Shannon Wells, and Planning Commission Secretary, PJ Scheese. Member Gene Turns was absent.

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 Walt Leis, seconded by Cliff Lee, to approve the agenda. The motion carried.

Aye: 6      Nay: 0

**Public Comment on the Agenda**

There was none.

**Minutes to Approve**

A motion was made by John Wallace, seconded by Shannon Wells, to approve the August 24, 2009 minutes for the regular PC meeting. The motion carried:

Aye: 5      Nay: 0      Abstain: 1 (Member Walt Leis)

**Subdivisions & Land Development Plans**

**Township Engineer Review Letters**

**Herr Foods Inc. – Land Development Plan**

Chairman Joe Bauer reviewed Township Engineer Jim Gade's review letter dated September 10, 2009 and all outstanding issues have been resolved. There is one request for a waiver from SALDO 302.02.B.2 & .3, requiring both a preliminary and final plan. Applicant requested a waiver to allow both processes to be combined to a single preliminary/final plan. A motion was made by Vice-Chairman Cliff Lee, seconded by Member Walt Leis, to approve a waiver from SALDO 302.02.B.2 & .3. The motion carried.

Ayes: 6      Nays: 0

A motion was made by Member John Wallace, seconded by Shannon Wells, to grant approval of this land development plan. The motion carried.

Ayes: 6      Nays: 0

**Developers Requesting to be on Agenda**

NONE

### **Letters of Extension**

A motion was made by Member Walt Leis, seconded by Vice-Chairmen Cliff Lee, to add to the agenda for the request of extension letters, the following plans:

- Liz Miller – 2003 preliminary subdivision plan
- Meadowview Estates – Option 1 – preliminary subdivision plan
- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop - Minor Subdivision Plan
- T. David Muehlmann – Minor Subdivision Plan

The motion carried.

Aye: 6      Nay: 0

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

- Liz Miller – 2003 preliminary subdivision plan
- Meadowview Estates – Option 1 – preliminary subdivision plan
- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop - Minor Subdivision Plan
- T. David Muehlmann – Minor Subdivision Plan

to be date specific for January 15, 2010. The motion carried.

Aye: 6      Nay: 0

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

- Elizabeth S. Miller – Preliminary 5-lot - Plan
- Lewis Tract – Final Subdivision Plan
- Oxford Hollow Associates - Preliminary Subdivision Plan
- Oxford Area Rec Authority – Land Development Plan
- Preserve at White Oak Farm – Preliminary Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Wicklow – Final Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

### **Conditional Use Hearing – Oxford Hollow Associates**

There was some general discussion regarding the requirement of a conditional use hearing for this particular subdivision. Chairman Joe Bauer read from the Zoning Ordinance, Article XXXI, the criteria by which this should be judged.

A motion was made by Vice-Chairman Cliff Lee, seconded by Member Shannon Wells, to make no specific recommendations other than to allow the Conditional Use Hearing process to follow its natural course. The motion carried.

Aye: 6      Nay: 0

### **Correspondence**

- SSM brochure

### **Old Business**

The Planning Commission chose Tuesday, December 15<sup>th</sup> to have the Holiday Party.

**PC Members**

Vice-Chairman Cliff Lee gave an update on the TDR subcommittee, who had a meeting this past Friday, September 25<sup>th</sup>. They are working towards getting all the information required for the Board of Supervisors to make a decision. They will be working with Township Engineer, Jim Gade on some issues, and with the Township Solicitor on other issues.

Vice-Chairman Cliff Lee raised the issue of traffic safety regarding Little Elk Creek Road, which is getting increasingly dangerous. He asked to have this put on the next BOS agenda.

Chairman Joe Bauer stated that Member Wait Leis requested that the Water Supply Ordinance be put on the next PC agenda.

**Visitors**

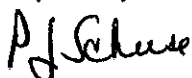
Joel Brown suggested adding rumble strips on parts of Little Elk Creek Road. Township Engineer Jim Gade said that there are other traffic calming measure that might be used.

**A motion was made by Vice-Chairmen Cliff Lee, seconded by Member, Janice Gavin, to adjourn. The motion carried.**

**Aye: 6      Nay: 0**

The meeting adjourned at 7:46 pm.

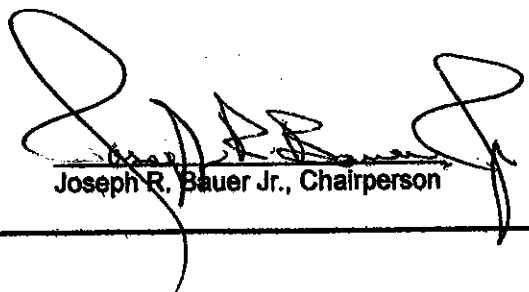
Respectfully Submitted,



PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 10/26/09



Joseph R. Bauer Jr., Chairperson

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