

**AGENDA  
EAST NOTTINGHAM TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
November 23, 2009**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*

- V. *Approve Minutes*
  - October 26, 2009

- VI. *Subdivision/Land Development Plans*

**TOWNSHIP ENGINEER REVIEW LETTERS**

- Langston Preliminary Subdivision Plan

**DEVELOPERS REQUESTING TO BE ON AGENDA**

*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.*

- Oxford Hollow Associates Preliminary Plan
  - Component 4A to be signed

**REQUEST FOR EXTENSION LETTERS - Letters to be date specific for March 15, 2010**

- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Muehlmann Subdivision – Final Subdivision Plan
- Wicklow – Final Subdivision Plan

**OTHER SUBDIVISIONS IN PROCESS (FYI)**

- Elizabeth S. Miller – Preliminary 5-lot - Plan
- Langston (Liz Miller Property) 180-Lot Preliminary Subdivision Plan
- Lewis Tract – 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
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

- VII. *Ordinances*

- Wind Turbine Ordinance
- Solar Panel Ordinance

*VIII. Correspondence*

*IX. Planning Commission Members*

*X. Old Business*

- Christmas Party – Responses and Money are due at this meeting.

*XI. Recognition of Visitors*

*XII. Adjournment*

**East Nottingham Township  
Planning Commission Regular Meeting Minutes  
November 23, 2009**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on November 23, 2009 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice Chairperson, Clifford Lee, Planning Commission Members, Walt Leis, and Janice Gavin, Gene Turns, Shannon Wells, and Planning Commission Secretary, PJ Scheese. John Wallace arrived at 7:20 pm.

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**

Chairman Joe Bauer made a change in the agenda, by moving Oxford Hollow Associates ahead of Langston. A motion was made by Cliff Lee, seconded by Janice Gavin, 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 Cliff Lee, seconded by Janice Gavin, to approve the October 26, 2009 minutes for the regular PC meeting. The motion carried:

Aye: 4      Nay: 0      Abstain: 2 (Gene Turns & Shannon Wells)

**Subdivisions & Land Development Plans**

**Developers Requesting to be on Agenda**

Chairman Joe Bauer read the meeting protocol.

**Oxford Hollow Associates Subdivision**

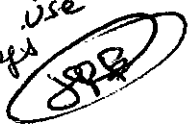
Ed Jefferis, of Concord Land Planners, requested the Planning Commission Chairman signed Component 4A of the Sewage Facilities Planning Module. Chairman Joe Bauer signed it.

**Township Engineer Review Letters**

**Langston Subdivision**

Township Engineer, Jim Gade of Stantec Consulting, reviewed his letter with the Planning Commission. This is a 180-lot subdivision using Retained Open Space Development (ROSD) and Transferable Development Rights (TDR). It requires public sewer and water. Currently there are two other subdivision applications for the same property. A by-right plan for 1243 lots, submitted in 2003, and a 5-lot subdivision to essentially deed back to Mrs. Miller ownership of the lot on which her house is constructed.

The applicant, E. Miller Property, LLC (related to Keystone Custom Homes), was granted a conditional approval, in 2007, to reduce the net lot areas relating to the use of the ROSD and TDR.

11/23/09 PJL  
Use  


Jim Gade reviewed the waiver requests first:

- 402.04.1 – The applicant stated that this waiver was previously granted for the 2003 124-lot plan. It was stated that a waiver granted for a previous application does not carry over to another new and separate application. There are sidewalks on all interior roads. However, none are shown to be on Hickory Hill Road (aka Route 472). There was some discussion regarding the reasoning behind this, both for and against having sidewalks installed in this location. This will require further discussion with the PC.
- 402.05.E – Requiring a statement from the CCCD that an acceptable E&S Control Plan was submitted. No waiver is required for this since until all engineering issues have been resolved it is essentially a moving target.
- 502.07.A – Requiring that a minimum horizontal curve radius for local roads to be 200 feet. This waiver is requested for Fulton Road, which Jim does not recommend. It is also requested for Haverwood Road, for which Jim Gade does not object to granting a waiver.
- 502.12.B – Requiring 200 feet between center lines of intersecting roads, in reference to the intersection of Fulton Road and Hearthside Way. This waiver is not recommended due to safety issues.
- 502.13.A & B – Requiring 100 foot clear sight triangle and 350 feet sight distance from the intersection of Hearthside Way and Fulton Road. These waivers are not recommended due to safety issues.
- 502.14.A – Requiring the permanent cul-de-sac streets are to be a minimum of 350 feet long in reference to Haverwood Road and McKenna Drive North and Allenwood Lane. PennDOT's minimum acceptance of cul-de-sacs for liquid fuel funds is 250 feet. For this reason Jim Gade does not recommend this waiver.
- 502.16.A – Requiring that driveways are to be located a minimum of 80 feet from the edge of the cartway of a street intersection. This waiver has been granted in the past for those subdivisions with smaller lot sizes. For that reason Jim Gade does not object to this waiver.
- 503.03.D – Requiring that slant curb will be permitted as an alternative in height density single family residential development if approved by the BOS. The applicant does not need a waiver for this, just approval from the BOS.
- 508.04.E – Requiring all storm sewer pipe to be laid to a minimum depth of one foot from subgrade to the crown of the pipe for some of the inlets. This waiver is not recommended.
- 507.01.A – Which requires screening on reverse frontage lots, specifically lots 1, 2, & 3. No objection to this waiver, however the buffer requires a 10 foot wide planted buffer easement.
- 507.01.C – Regarding the screening around active recreation areas. The use of the active recreational area should be discussed with the PC to ensure alignment with Township recreational needs. After determining the specific use, waiver for screening can be discussed.

TDR – The plan calls for the use of 58 TDR, however, there is no indication as to from where they are coming, nor are there any calculations included in the plan. These must be accounted for before plan approval.

Open Space – Most of the open space is referred to as "meadow." This can be three (3) foot high grass that requires mowing once a year. Applicant needs to discuss more specific open space plan.

Storm Water Management – This will be complicated and Township Engineer, Jim Gade suggested that he and the applicant's engineer, Ben Webber of Lake Roeder Hillard, be allowed to meet outside of meetings to discuss the technical details. Chairman Joe Bauer agreed that this is a good idea.

After Jim Gade's review, Chairman Bauer brought out the review letter from the Chesco PC and read several excerpts. The rest of the PC, as well as the applicant's engineer will receive a copy of this letter via either email or hard copy.

Ben Webber then asked to speak on behalf of his client. He recognized that the project is a "Monster" and it will take a while. He was not looking for any action to be taken at this meeting and appreciates the PC allowing him to work directly with the Township Engineer on the storm water management issues. There were a couple of items he wished to discuss with the PC:

- Sidewalk issue along Hickory Hill Road – Shannon Wells expressed safety concerns while Walt Leis express concern that putting a sidewalk on this road would lure people out to a dangerous area.
- Cul-de-sac length – The layout they have is part of the conditional use hearing. PJ Scheese was requested to make sure that each member receives a copy of the Resolution for this conditional use.
- 507.01.C – The waiver regarding screening of active recreational open space has several open issues, i.e., environmentally sensitive areas, parking, etc. The PC needs to discuss and provide Jim Gade with some ideas.
- Mailboxes – His client would prefer individual mailboxes to communal mailboxes that the PC suggested tonight. PJ Scheese was requested to get a transcript of the conditional use hearing to find out where the BOS was going with the this issue.

### **Letters of Extension**

A motion was made by Cliff Lee, seconded by Janice Gavin, to request letters of extension for the following:

- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Muehlmann Subdivision – Final Subdivision Plan
- Wicklow – Final Subdivision Plan

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

Aye: 7      Nay: 0

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

- Elizabeth S. Miller – Preliminary 5-lot - Plan
- Langston (Liz Miller Property) 180-Lot Preliminary Subdivision Plan
- Lewis Tract – Final Subdivision Plan
- Oxford Hollow Associates - Preliminary Subdivision Plan – Jim Gade
- Oxford Area Rec Authority – Land Development Plan – Ron Ragan
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### **Ordinances**

- Wind Turbine Ordinance
- Solar Panel Ordinance

Chairman Joe Bauer told the PC that the BOS would like them to generate ordinances for wind turbines and solar panels. Sample of wind turbine ordinances were handed out. The BOS would like a committee to be formed to work on these. There was some discussion about this. Cliff Lee stated that solar panels were structures on houses or stand alone that would be covered by the building code. It was stated that there is really very little application for wind energy in the township. When attention was turned to the sample ordinances, someone stated that the long one seemed very convoluted.

Correspondence

NONE

Old Business

- Christmas Party

PC Members

Cliff Lee updated the PC on what was happening with the revised TDR ordinance. He thanked Jim Gade for putting together the proposed TDR overlay. Township Solicitor, Gene Twardowski, will want to meet with the subcommittee to review his draft of the proposed ordinance. Cliff Lee said that he thinks the draft ordinance will be ready for the BOs meeting on December 14<sup>th</sup>.

Walt Leis is going to organize a field trip to visit the Langston property.

Visitors

Joel Brown told the PC that the shorter draft regarding wind turbines was done by Lower Oxford Township to protect neighbors from falling windmills.

Joe Scheese suggested that some time should be spent investigating methane power. He will send some information to the Zoning Officer's email to be distributed to the PC.

A motion was made by Cliff Lee, seconded by Janice Gavin, to adjourn. The motion carried.

Aye: 7      Nay: 0

The meeting adjourned at 8:52 pm.

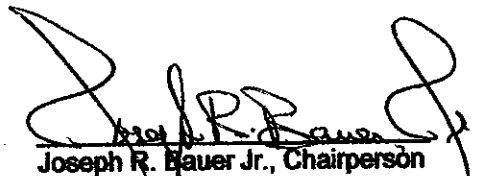
Respectfully Submitted,



PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 12/21/09



Joseph R. Bauer Jr., Chairperson