

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
SEPTEMBER 27, 2010**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - June 28, 2010
 - August 23 Minutes

VI. *Subdivision/Land Development Plans*

TOWNSHIP ENGINEER REVIEWS

- Stephen & Lydia Fisher Minor Subdivision Plan – Jim Gade, Stantec

DEVELOPERS REQUESTING TO BE ON AGENDA

- David & Elizabeth Fisher Preliminary Subdivision Plan – Laura Swiski representing
 - Request for Preliminary Plan Approval

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

- Langston 180-Lot Preliminary Subdivision Plan

OTHER SUBDIVISIONS IN PROCESS (FYI)

- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- David T. Muehmatt – Minor Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates (Frost) (Option 1)
- Lewis Tract – Final Subdivision Plan
- Wicklow – Final Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

- VII. *Correspondence*
- None

VIII. *Old Business*

IX. *Planning Commission Members*

X. *Recognition of Visitors*

XI. *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
September 27, 2010**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on September 27, 2010 at 7:00 pm. Those present were: Chairperson Clifford Lee, Vice-Chairperson Shannon Wells, Planning Commission Members Janice Gavin, John Wallace, Rick Orner, Robert Williams and Planning Commission Secretary, PJ Scheese. Member, Walt Leis was absent.

The meeting was called to order by Chairperson Cliff Lee at 7:00 p.m. Everyone stood while Vice-Chairman Shannon Wells led the Pledge of Allegiance.

Vice-Chairperson, Shannon Wells welcomed new member, Robert Williams to the Planning Commission.

Agenda

A motion was made by Shannon Wells, seconded by John Wallace, 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 Rick Orner, seconded by Janice Gavin, to approve the June 28, 2010 minutes for the regular PC meeting. The motion carried:

Aye: 5 Nay: 0 Abstain: 1 (Robert Williams)

A motion was made by John Wallace, seconded by Janice Gavin, to approve the August 23, 2010 minutes for the regular PC meeting. The motion carried:

Aye: 4 Nay: 0 Abstain: 2 (Rick Orner & Cliff Lee)

Subdivisions & Land Development Plans

Township Engineer Reviews

Stephen & Lydia Fisher Minor Subdivision Plan

Jim Gade reviewed his letter with the commission. This is a 78-acre parcel at Hilltop and Hickory Hill (Route 472) Roads. There are two tax parcel numbers on a single deed. No lot line currently exists where Hickory Hill Road bisects the parcels. The purpose of this subdivision to put a lot line in that location so the two parcels can be put on separate deeds. The lot with the buildings on it is an existing non-conforming lot due to the location of the buildings and the current setback requirements. The property is in land preservation. The applicant has submitted a letter from PADEP stating that no Sewage Facilities Planning Module is required.

Melanie Hess represented the applicant. She indicated that:

- The applicant will supply correspondence from the Chester County Ag Land Preservation Board indicating that they have no problem with this subdivision.
- The applicant will supply a waiver request from Section 502.11.A of the SALDO, requiring the improvement of Hilltop Road cartway.

A Motion was made by Shannon Wells, seconded by Janice Gavin, to take no action. The motion carried.

Aye: 5 Nay: 0 Abstain: 1 (Rick Orner)

Developers Requesting to be on the Agenda

David & Elizabeth Fisher Preliminary Subdivision Plan

Laura Swiski, of Northpoint Engineering, represented the applicant and asked for consideration of approving this preliminary plan. Jim Gade has supplied a clean letter, indicating that there are no outstanding issues.

A motion was made by Shannon Wells, seconded by John Wallace, to recommend preliminary plan approval. The motion carried.

Aye: 6 Nay: 0

Letters of Extension

A motion was made by John Wallace, seconded by Rick Orner, to request a letter of extension for the following:

**• Langston 180-lot Preliminary Subdivision Plan
to be date specific for December 15, 2010. The motion carried.**

Aye: 6 Nay: 0

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

- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- David T. Muehlmann – Minor Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates (Frost) (Option 1)
- Lewis Tract – Final Subdivision Plan
- Wicklow – Final Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

Correspondence

- Letter from Brutscher, Foley, Milliner & Land, LLP re Mease Variance Requests were granted.
- Flyer from The Township Planning Association

Old Business

PJ Scheese told the Planning Commission about Keystone Custom Home's request regarding the Langston 180-lot Subdivision. There were some bad perk tests, which could result in the loss of 8 to 12 houses. Also PADEP has changed its regulations since KCH submitted their NPDES permit application, which could result in their having to refile it under the new regulations. This also could result in the loss of houses. This could affect the financial viability of the subdivision. Fred VanName, of LRH, contacted PJ Scheese to see if the BOS was willing to work outside of regular meetings to help them figure out a way to beef up the density. The Board responded negatively, stating that they must follow the normal protocol, which is to go through the PC and the BOS regular meetings.

PC Members

Chairman Cliff Lee told the PC that this was going to be his last meeting. He was promoted at work and has more responsibility, which includes more travel, which would severely affect his ability to come to meetings and be an active participant and more. Everyone on the PC indicated that he would be missed.

Visitors

NOTHING

A motion was made by Shannon Wells, seconded by Rick Orner, to adjourn the meeting. The motion carried.

Aye: 6 Nay: 0

The meeting adjourned at 7:39 pm.

Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 10/25/10


Planning Commission Chairman