

**AGENDA  
EAST NOTTINGHAM TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
March 28, 2011**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
  - February 28, 2011
- VI. *Subdivision/Land Development Plans*

**Planning Commission Meeting Protocol**

In the *Subdivision/Land Development Plans* section of the agenda, under the heading of "**TOWNSHIP ENGINEER REVIEW LETTERS**" the township's engineer will go over his review letter with the Planning Commission and the applicants, if they are present. The Planning Commission requests that the applicant wait until he is asked a question by the engineer or the chairman, or wait until the engineer's review of the plan is finished before directly addressing the Planning Commission.

**TOWNSHIP ENGINEER REVIEW LETTERS – Jim Gade, Stantec Engineering**

- Fisher TDR Calculations from David & Elizabeth Fisher Farm for the Langston Subdivision

**DEVELOPERS REQUESTING TO BE ON AGENDA**

- Langston Subdivision – Laura Swiski, Northpoint Engineering
  - Update on Langston Subdivision Plan changes
- Jordan Manor – Ed Winegardner

**REQUEST FOR EXTENSION LETTERS - NONE**

**OTHER SUBDIVISIONS IN PROCESS (FYI)**

- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates (Frost) (Option 1)
- Timothy Bishop – Minor Subdivision Plan
- Stephen & Lydia Fisher – Minor Subdivision Plan
- David T. Muehlmann – Minor Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan
- Wicklow – Final Subdivision 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  
March 28, 2011**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on March 28, 2011 at 7 pm. Those present were: Planning Commission, Vice-Chair Janice Gavin, Members, John Wallace, Walt Leis, Rick Orner, and Planning Commission Secretary, PJ Scheese. Chairman Shannon Wells and members Robert Williams and Art Rieck were absent.

The meeting was called to order at 7:06 p.m. by Secretary PJ Scheese.

The Pledge of Allegiance was said.

**A motion was made by Walt Leis, seconded by John Wallace, to approve the agenda.**

**Aye: 4      Nay: 0**

**A motion was made by the Rick Orner, seconded by Walt Leis, to approve the regular meeting minutes for February 28, 2011. The motion passed.**

**Aye: 4      Nay: 0**

**Subdivisions & Land Development Plans**

**Township Engineer Review Letters**

**Langston Subdivision**

Jim Gade reviewed his letter regarding the TDR calculations for the David & Elizabeth Fisher farm. He agrees with the calculations Laura Swiski, Northpoint Engineering, did. Lot #1 allows for a total of 7 TDR, 2 of which the Fishers will retain. Lot #2 allows a total of 38 TDR, which includes a 10% bonus for severing all TDR from that lot. The applicant must submit a deed of transferable rights and conservation easement to the Township.

**A motion was made by Janice Gavin, seconded by Walt Leis, to recommend 7 TDR to be allocated to lot #1 and 38 TDR to be allocated to lot #2 of the Fisher property. The motion carried.**

**Aye: 4      Nay: 0**

**Developers Requesting to be on the Agenda**

**Langston Subdivision**

Laura Swiski spoke on behalf Keystone Custom Homes and reviewed a sketch plan which resulted in the elimination of some of the previous waivers requested. There was some discussion about it, but it was presented as a sketch plan and not a formal plan revision submission. The general consensus was that the PC liked the changes. Walt Leis did indicate that he would like to see a more formal active open space plan in the future.

**Jordan Manor**

Ed Winegardner & Lee Smith, of Lee Smith Architects, requested a general discussion of using the previously approved (12/10/07) preliminary plan for this property as the basis for a plan that would include the same number of houses, but with a golf course where the farm currently is, and also adding tennis courts, and an equestrian ring. Part of this community would be an active adult community. The general consensus of the PC, Township Engineer, and Zoning Officer is that this should be presented as a completely new preliminary plan. However, there was a request that they allowed to present their idea to the Board of Supervisors. PJ Scheese said that she would check with the Board and get back to them.

**Letters of Extension - NONE**

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

- Timothy Bishop Minor Subdivision Plan
- David T. Muehlmatt Minor Subdivision Plan
- Stephen & Lydia Fisher Minor Subdivision
- Meadowview Estates Preliminary Subdivision Plan(Frost) (Option 1)
- David Muehlmatt – Minor Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan
- Wicklow – Final Subdivision Plan

**Correspondence - NONE**

**Old Business- NONE**

**PC Members - NONE**

**Visitors - NONE**

A Motion was made by Rick Orner, seconded by Walt Lies, to adjourn the meeting.

The meeting adjourned at 8:09 p.m.

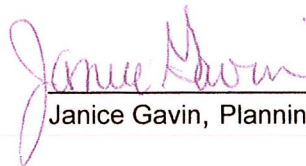
Respectfully Submitted,



PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 5/23/11



Janice Gavin, Planning Commission Vice-Chairman

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