

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
April 25, 2011**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - March 28, 2011
- VI. *Ordinances*
 - Transferable Development Rights – John Snook, Brandywine Conservancy
- VII. *Environmental Management Center – John Snook to explain*
- VIII. *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 – NONE

DEVELOPERS REQUESTING TO BE ON AGENDA

- Merrill TDR Calculations for the Langston Subdivision

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. Muehlmatt – Minor Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan
- Wicklow – Final Subdivision Plan

- IX. *Correspondence - None*
- X. *Old Business*
- XI. *Planning Commission Members*
- XII. *Recognition of Visitors*
- XIII. *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
April 25, 2011**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on April 25, 2011 at 7 pm. Those present were: Planning Commission, Vice-Chair Janice Gavin, Members, Walt Leis, Rick Orner, Robert Williams and Planning Commission Secretary, PJ Scheese. Chairman Shannon Wells and members John Wallace and Art Rieck were absent.

The meeting was called to order at 7:06 p.m. by PC Vice-Chair, Janice Gavin.

The Pledge of Allegiance was led by Walt Leis.

Some changes were made in the agenda:

- Add the Langston Major Subdivision under **Developers Requesting to be on Agenda**.
- Move Merrill TDR Calculations for the Langston Subdivision to be right after **Approve Minutes**, as this would require a motion and the PC wanted to be sure this was done before Mr. Leis had to leave at 8:10p.m.

A motion was made by Walt Leis, seconded by Rick Orner, to approve the amended agenda.

Aye: 4 Nay: 0

There was no public comment on the agenda.

Since there was not a quorum of PC members who attended the March 28, 2011 PC meeting, the minutes could not be approve.

Subdivisions & Land Development Plans

Township Engineer Review Letters -- There were none

Developers Requesting to be on the Agenda

Merrill TDR Calculations for the Langston Subdivision

Laura Swiski, Northpoint Engineering, represented the applicant. These calculations had previously been reviewed by the PC and Ms. Swiski requested the PC recommend the BOS to approve them.

A motion was made by Walt Leis, seconded by Robert Williams, to recommend the BOS approved the TDR calculations of the number of TDR from the Merrill property. The motion carried.

Aye: 4 Nay: 0

Ordinances – Transferable Development Rights

John Snook, Brandywine Conservancy presented the slide presentation he had shown the BOS at an earlier work session, as handouts, to the members of the PC. He then briefly reviewed the TDR concept and explained that the main uses of the TDR would be in the C-1, C-2, I-1, and I-2 zoning districts for properties within 500 feet of the Baltimore Pike corridor. He showed how the TDR program worked in Warwick Township and led the discussion about how they could work in East Nottingham Township. Mr. Snook also handed out the spreadsheet showing the current ordinances allowances with and without TDR, and then what was being recommended for this amendment.

Using TDR for the purposes of multi-uses in ENT was discussed briefly and the general consensus was that it would be more of a deterrent to builders to require a TDR for each use. There was a general agreement that TDR would be better used if tied to the number of square footage allowed, as well as impervious surface and height allowances.

No motions were made as this was for informational purposes only so that the PC would be able to participate in an upcoming work session about TDR with the BOS.

Developers Requesting to be on the Agenda (continued)

Langston Subdivision

Laura Swiski spoke on behalf Keystone Custom Homes and reviewed the plan showing what would be done with the open space area of this subdivision. Jim Gade, Township Engineer said he would look more closely at this plan and come up with some suggestions. Walt Leis requested to see something that would show that the open spaces would look like from certain positions on the ground. Ms. Swiski indicated that she wasn't sure if her client would want to spend money for this purpose, but said she would present the request to them.

Letters of Extension – NONE

Other Plans Currently in Subdivision or Land Development 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

Correspondence - NONE

Old Business- NONE

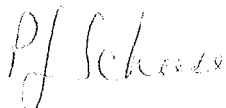
PC Members - NONE

Visitors - NONE

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

The meeting adjourned at 8:12 p.m.

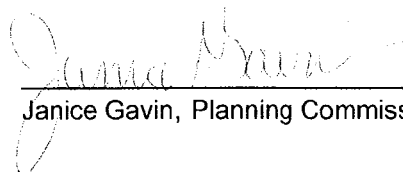
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 5/23/11



Janice Gavin, Planning Commission Vice-Chairman
