

**AGENDA  
EAST NOTTINGHAM TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
May 23, 2011**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
  - March 28, 2011
  - April 25, 2011
- VI. *Ordinances*
  - Transferable Development Rights
- VII. *Subdivision/Land Development Plans*

**TOWNSHIP ENGINEER REVIEW LETTERS**

- Israel Stoltzfus – Crowl Toot Road – Planning Module

**DEVELOPERS REQUESTING TO BE ON AGENDA**

NONE

**REQUEST FOR EXTENSION LETTERS – TO BE DATE SPECIFIC FOR SEPTEMBER 15, 2011**

- Meadowview Estates (Frost) (Option 1)
- Timothy Bishop – Minor Subdivision Plan
- Stephen & Lydia Fisher – Minor Subdivision Plan
- David T. Muehlmatt – Minor Subdivision Plan

**OTHER SUBDIVISIONS IN PROCESS (FYI)**

- Langston - Preliminary Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan
- Wicklow – Final Subdivision Plan

- VIII. *Correspondence*
  - Letter From Brutscher, Foley, Milliner & Land, LLP – RE: Variance granted to Darlene Nelson
- IX. *Old Business*
- X. *Planning Commission Members*
- XI. *Recognition of Visitors*
- XII. *Adjournment*

**East Nottingham Township  
Planning Commission Regular Meeting Minutes  
May 23, 2011**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on May 23, 2011 at 7 pm. Those present were: Planning Commission, Vice-Chair Janice Gavin, Members, Walt Leis, Rick Orner, Robert Williams, John Wallace, Art Rieck and Planning Commission Secretary, PJ Scheese. Chairman Shannon Wells was 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.

**A motion was made by Art Reick, seconded by John Wallace, to approve the agenda.**

**Aye: 4      Nay: 0**

There was no public comment on the agenda.

**A motion was made by the Walt Leis, seconded by John Wallace, to approve the regular meeting minutes for March 28, 2011. The motion passed.**

**Aye: 4      Nay: 0      Abstain: 2 (Robert Williams & Art Reick)**

**A motion was made by the Rick Orner, seconded by Walt Leis, to approve the regular meeting minutes for April 25, 2011. The motion passed.**

**Aye: 4      Nay: 0      Abstain: 2 (John Wallace & Art Reick)**

**Ordinances**

**Transferable Development Rights**

The discussion started off with Township Engineer Jim Gade reviewing the area & bulk requirement spreadsheet, that compares the current to the recommendations of Brandywine Conservancy, regarding the usage of TDR in the commercial and industrial zoning districts. This led to a discussion about the current TDR ordinance and the fact that it has favored residential development, supported by the fact that the only TDR activity so far has been in the area of building houses. There was agreement that the current TDR ordinance is not appropriate for East Nottingham Township.

**A motion was made by Rick Orner, seconded by Art Rieck, to recommend that the Board of Supervisors rescind the current TDR ordinance. A poll was taken by PC Secretary, PJ Scheese, and the motion passed.**

**Aye: 4 (Rick Orner, Janice Gavin, John Wallace, & Art Reick)**

**Nay: 2 (Walt Leis & Robert Williams)**

**A motion was made by Rob Williams, seconded by Walt Leis, to recommend that the Board of Supervisors create a subcommittee, made up of both BOS & PC members, to hash out the details that the Brandywine Conservancy left open for the Township to decide upon to finalize a new TDR ordinance.**

**Aye: 6      Nay: 0**

**Subdivisions & Land Development Plans**

**Israel Stoltzfus – Crowl Toot Road – Planning Module.**

PJ Scheese presented this to the PC. This is a planning module with no subdivision attached. The resident wishes to put in another dwelling on his farm. The Component 4A was signed by PC Vice-Chair Janice Gavin.

***Letters of Extension***

**REQUEST FOR EXTENSION LETTERS – TO BE DATE SPECIFIC FOR SEPTEMBER 15, 2011**

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

- Meadowview Estates (Frost) (Option 1)
- Timothy Bishop – Minor Subdivision Plan
- Stephen & Lydia Fisher – Minor Subdivision Plan
- David T. Muehlmann – Minor Subdivision Plan

to be date specific for September, 15, 2011

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

- Langston - Preliminary Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan
- Wicklow – Final Subdivision Plan

**Correspondence**

- Letter From Brutscher, Foley, Milliner & Land, LLP – RE: Variance granted to Darlene Nelson

**Old Business- NONE**

**PC Members**

Walt Leis addressed the two supervisors, Lobley & Turns, who were present about the expanding of the Oxford Public Library, of which he is on the Board. Walt said that they are looking for support from all municipalities in terms of recognizing the importance of the library as a fixture in the community. They must raise \$1.6 million. Mr. Leis requested to be put on the BOS agenda for June 13, 2011.

**Visitors – Supervisors Turns & Lobley, and property owner Joel Brown**

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

The meeting adjourned at 8:27 p.m.

Respectfully Submitted,

PJ Scheese  
Planning Commission Secretary

APPROVED:

Date \_\_\_\_\_

\_\_\_\_\_  
Janice Gavin, Planning Commission Vice-Chairman

