

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
June 27, 2011**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - May 23, 2011
- VI. *Ordinances*
 - Transferable Development Rights – nominate 2 members to be on the subcommittee
- VII. *Subdivision/Land Development Plans*

TOWNSHIP ENGINEER REVIEW LETTERS

- Carl E. & Lesley L. Mease – Land Development Plan
- Mike King Planning Module – signing of Component A

DEVELOPERS REQUESTING TO BE ON AGENDA - NONE

REQUEST FOR EXTENSION LETTERS – NONE

OTHER SUBDIVISIONS IN PROCESS (FYI)

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

- VIII. *Correspondence*
 - Letter from CCHD re Israel Stoltzfus Planning Module
- IX. *Old Business*
- X. *Planning Commission Members*
- XI. *Recognition of Visitors*
- XII. *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
June 27, 2011**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on June 27, 2011 at 7 pm. Those present were: Planning Commission, Vice-Chair Janice Gavin, Members, Rick Orner, Robert Williams, John Wallace, Art Rieck and Planning Commission Secretary, PJ Scheese. Chairman Shannon Wells and Member Walt Leis were absent.

The meeting was called to order at 7:05 p.m. by PC Vice-Chair, Janice Gavin.

The Pledge of Allegiance was led by PJ Scheese.

An addition was made to the agenda under "Subdivision/Land Development Plans, Township Review letters," after Mike King; Steven & Lydia Fisher Planning Module, Component 4A was added.

A motion was made by Art Reick, seconded by Robert Williams, to approve the agenda.

Aye: 5 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 May 23, 2011. The motion passed.

Aye: 5 Nay: 0

Ordinances

Transferable Development Rights

PJ Scheese told the PC that the BOS has approved their recommendation for a subcommittee to work on the new TDR ordinance. The BOS has requested the PC appoint two members to this subcommittee. Both Walt Leis and Rick Orner had expressed a desire, outside of any meetings, to serve in this capacity.

A motion was made by Art Rieck, seconded by John Wallace, to appoint Rick Orner and Walt Leis to serve on the new TDR subcommittee. The motion passed.

Aye: 5 Nay: 0

Subdivisions & Land Development Plans

Township Engineer Review Letters

Carl E. & Lesley L. Mease Land Development Plan

Jim Gade reviewed his letter with the PC. This is an expansion of the Oxford Veterinary Clinic on Baltimore Pike. The building is an existing non-conforming building. A variance was granted in September of 2010 to allow an increase of over 50% (54%) to the building; and to go outside of the front and side setback requirements in the ordinance.

Zoning issues include:

- The four parking spaces in the front should be separated from Baltimore Pike by a curb, and cars should not have to back out onto the road, which is a Penn Dot road;
- Landscaping recommendations;
- Sign permit if the sign is to change;
- If over 20 parking spaces, raised curbing is required;
- One parking space per employee is required. Do not know how many employees there are.

SALDO issues include:

- Sanitary sewer issues;
- Proof of CCPC review;
- Drive way issues;
- Side lot setbacks for parking spaces;
- Lighting issues;
- Sidewalks;
- Storm sewer issues;
- Trash disposal screening.

There are also some storm water management issues.

Ed Jefferis, of Concord Land Planners, represented the applicant. He admitted that much more parking was there than needed and it would be cut down. An agreement between Mease and Walsh in regards to the sewer tap in is required.

No motions were made regarding this land development plan.

Mike King Planning Module

Jim Gade stated that this is a bit out of the ordinary as it is an Amish double house (regular house and a doddy house). The main house will consist of a new septic systems sized the same as the previous one since any additional bedrooms would require a hydrogeologic study since the nitrates are so high. The doddy house will be hooked up to a 3000 gallon holding tank to be pumped out once a year. The gray water will be separated from the bodily waste to be dispersed outside. An Operation and Maintenance Agreement will need to be signed before the BOS signs a resolution to send this PM to DEP. The township will also require an escrow fund in regards to the pumping out of the holding tank.

Janice Gavin signed the Component 4A for this Sewage Facilities Planning Module.

Stephen & Lydia Fisher Planning Module

This is a planning module that came in at the end of a subdivision that originally had called the new lot a non-building lot. Before the subdivision was approved, a planning module was submitted. Janice Gavin signed the Component 4A for this Sewage Facilities Planning Module.

Letters of Extension - NONE

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

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

Correspondence

- Letter from CCHD re Israel Stoltzfus Planning Module

Old Business- NONE

PC Members

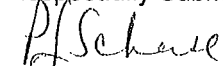
Janice Gavin discussed the Regional Comprehensive Planning Committee and the Implementation Agreement.

Visitors – Nothing

A Motion was made by Art Rieck, seconded by Rick Orner, to adjourn the meeting.

The meeting adjourned at 8:52 p.m.

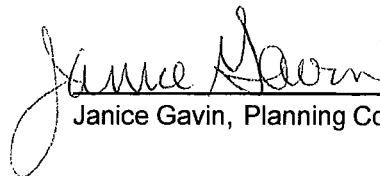
Respectfully Submitted,



PJ-Scheese
Planning Commission Secretary

APPROVED:

Date 8/22/11



Janice Gavin, Planning Commission Vice-Chairman
