

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
March 26, 2012**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - February 27, 2012
- VI. *Subdivision/Land Development Plans*

***TOWNSHIP ENGINEER REVIEW LETTERS
NONE**

DEVELOPERS REQUESTING TO BE ON AGENDA

- Stephen & Lydia Fisher Minor Subdivision – request for conditional approval
- Herr Foods Inc Industrial Subdivision – Ron Ragan presenting on behalf of applicant
 - Waiver Request
 - Request for Conditional Approval

REQUEST FOR EXTENSION LETTERS – NONE

OTHER SUBDIVISIONS & LAND DEVELOPMENT PLANS IN PROCESS (FYI)

- Langston - Preliminary Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates (Frost) (Option 1)
- Carl E & Lesley L. Mease – Land Development Plan
- Timothy Bishop – Minor Subdivision Plan
- Robert Mills – Minor Subdivision Plan
- David T. Muehlmatt – Minor Subdivision Plan
- Wicklow – Final Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

- VII. *Correspondence*
- VIII. *Old Business*
- IX. *New Business*
- X. *Planning Commission Members*
- XI. *Recognition of Visitors*
- XII. *Adjournment*

****Planning Commission Meeting Protocol - The township's engineer will go over his review letter with the Planning Commission and the applicant, if he is 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 regarding that plan.***

**East Nottingham Township
Planning Commission Regular Meeting Minutes
March 26, 2012**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on March 26, 2012 at 7 pm. Those present were: Planning Commission, Chairman Walt Leis, Vice-Chair Janice Gavin, Members, John Wallace, Robert Williams, Art Rieck, Tom Faux and Planning Commission Secretary, PJ Scheese. Member Rick Orner was absent.

The meeting was called to order at 7:04 p.m. by PC Chairman Walt Leis.

The Pledge of Allegiance was led by Vice-Chair Janice Gavin.

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

Aye: 6 Nay: 0

There was no public comment on the agenda.

A motion was made by Art Rieck, seconded by John Wallace, to approve the regular meeting minutes for February 27, 2012. The motion passed.

Aye: 6 Nay: 0

Subdivisions & Land Development Plans

Engineer Review Letters - NONE

Applicants requesting to be on Agenda

Stephen & Lydia Fisher Minor Subdivision

This subdivision was ready for approval in 2010, when the applicant decided to do a sewage facilities planning module. At that point the subdivision was put on hold until the planning module caught up to it. DEP is currently reviewing the PM. Melanie Ryan, representing the Fishers, requested the recommendation for approval with the condition that a favorable letter is forthcoming from DEP

A motion was made by Art Rieck, seconded by Janice Gavin, to recommend approval of this plan, conditional on DEP's approval of the planning module. The motion carried.

Aye: 6 Nay: 0

Herr Foods Inc. Industrial Subdivision Plan

The applicant's engineer, Ron Ragan, presented requests for a waiver and a recommendation of conditional approval. The waiver request was from SALDO Section 22-508.3.A regarding stormwater management and floodplain control design standards, specifically that all runoff coefficients within the project be based on meadow use. The applicant based them on woods use.

A motion was made by Tom Faux, seconded by Robert Williams, to recommend granting a waiver from SALDO Section 33-508.3.A. The motion carried.

Aye: 6 Nay: 0

Discussion took place regarding the request for the recommendation of a conditional plan approval. Township Engineer, Mark Deimler, is not in favor of this waiver, specifically because no capacity letter has been obtained from the OASA. Mr. Deimler has stated in his review letter dated February 25, 2012:

"The applicant must obtain a letter from the Oxford Sewer Authority stating that the authority will provide the appropriate sewer capacity. The letter also must state the time frame to provide public sewer to the site and who will be financially responsible to extend the public sewer."

Ron Ragan told the PC that the applicant is hesitant to put any more money into the project unless a conditional approval is given by the Board. It was suggested that the East & West Nottingham's Boards of Supervisors, those township's OASA representatives, Ed Lennex, the township engineers and solicitors have a meeting to discuss how to go forward with the growth of the Baltimore Pike corridor from ENT to WNT. Whether

this should be a public meeting versus a private meeting will be determined by ENT solicitor's recommendation. Supervisor Ladley, who was in attendance, said that she would talk to Gene Twardowski to see if this needs to be a public meeting. No further action was taken.

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)
- Carl E & Lesley L. Mease – Land Development Plan
- Timothy Bishop – Minor Subdivision Plan
- David T. Muehlmatt – Minor Subdivision Plan
- Robert Mills – Minor Subdivision Plan
- Wicklow – Final Subdivision Plan
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Correspondence - NONE

Old Business

There was some discussion regarding the presentation made by the Brandywine Conservancy at the work session last week.

New Business - NONE

PC Members - NOTHING

Visitors – NOTHING

A motion was made by Art Rieck, seconded by Tom Faux, to adjourn the meeting.

The meeting adjourned at 8:15 p.m.

Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 4/23/12



Walt Leis, Planning Commission Chairman
