

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
April 23, 2012**

I. *Call meeting to order*

II. *Pledge of Allegiance*

III. *Approve Agenda*

IV. *Public Comment on Agenda*

V. *Approve Minutes*

- March 26, 2012

VI. *Subdivision/Land Development Plans*

***TOWNSHIP ENGINEER REVIEW LETTERS – Township Engineer, Mark Deimler, not available for
PC meeting this month**

- Robert Mills Minor Subdivision Plan – Waivers being requested:
 - 22-302.B for Major Subdivision
 - 22-304.4 for Preliminary Plan
 - 22-506.1.A for Concrete Markers
 - 22-402.C(5) for Wetland Delineation
 - 22-402.D.12 / 508 for Stormwater Management
 - 22-403.D.14 for Grading Plan
 - 22-502.11 for Improvement of Existing Streets
 - 22-512 for Parks and Open Space Fee in Lieu of Dedication
- Virginia Woollens Minor Subdivision Plan

DEVELOPERS REQUESTING TO BE ON AGENDA

REQUEST FOR EXTENSION LETTERS

- Herr Foods Inc Industrial Subdivision Plan
- Robert Mills Minor Subdivision Plan

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
- David T. Muehlmann – 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*

AGENDA
EAST NOTTINGHAM TOWNSHIP
PLANNING COMMISSION
APRIL 23, 2012

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
April 23, 2012**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on April 23, 2012 at 7 pm. Those present were: Planning Commission, Chairman Walt Leis, Vice-Chair Janice Gavin, Members, John Wallace, Robert Williams, Art Rieck, Rick Orner, Tom Faux and Planning Commission Secretary, PJ Scheese.

The meeting was called to order at 7:00 p.m. by PC Chairman Walt Leis.

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

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

Aye: 7 Nay: 0

There was no public comment on the agenda.

A motion was made by Art Rieck, seconded by Rob Williams, to approve the regular meeting minutes for March 26, 2012. The motion passed.

Aye: 7 Nay: 0

Subdivisions & Land Development Plans

Engineer Review Letters – Township Engineer, Mark Deimler, not available for PC meeting this month.

Robert Mills Subdivision Plan

This subdivision is actually two tax parcels combined into a single lot on a single deed. One tax parcel is located in West Nottingham Township and one is located in East Nottingham Township. The parcel in ENT has no structures on it. Ed Jefferis, of Concord Land Planners, was present to represent the applicant. Several Waivers have been requested from SALDO Sections:

- 22-302.B & 22-304.4 – In the definition of a Minor Subdivision Plan it states in section 22-301.A(1)(g) that to qualify as a minor plan the "subdivision is not in a floodplain." The applicant is requesting a waiver from having to submit separate preliminary and final plans, and rather submit a single plan for both. **A motion was made by John Wallace, seconded by Janice Gavin, to recommend to the BOS to approve this waiver request. The motion carried.**
Aye: 7 Nay: 0
- 22-506 – The applicant is requesting relief from having to install concrete monuments and instead put in corner pins, later pouring concrete in where the pins are located. **A motion was made by Rick Orner, seconded by Tom Faux, to recommend to the BOS denial of this waiver request. The motion carried.**
Aye: 7 Nay: 0
- 22-402.D(12) & 508 – The applicant is requesting relief from having to show stormwater management data and plan on the subdivision plan, and instead do it at the time the building permit application is submitted. **A motion was made by Janice Gavin, seconded by John Wallace, to recommend approval of this waiver request, with the condition that the stormwater management will be done at the time of the building permit application. The motion carried.**
Aye: 7 Nay: 0
- 22-403.D(14) – The applicant is requesting relief from having to include a grading plan on the subdivision plan, and instead do it at the time the building permit application is submitted. **A motion was made by Janice Gavin, seconded by Art Reick, to recommend to the BOS approval of this waiver request. The motion carried.**
Aye: 7 Nay: 0

- 22-502.11 – The applicant is requesting relief from having to improve the existing street. **A motion was made by Art Reick, seconded by Janice Gavin, to recommend to the BOS approval of this waiver request. The motion carried.**
Aye: 7 Nay: 0
- 22-512 – The applicant is requesting a waiver from having to contribute a Fee in Lieu of Dedication of Parks & Open Space. **A motion was made by Tom Faux, seconded by Rob Williams, to recommend to the BOS approval of this waiver request. The motion carried.**
Aye: 7 Nay: 0

Virginia Woollens Minor Subdivision

This subdivision plan is located on Media Road. The Zoning Hearing Board granted a variance to Mrs. Woollens, as this lot is 5.2 acres and as such, could not be subdivided by right. There was some discussion regarding the plan. **A motion was made by Tom Faux, seconded by Art Reick, to take no action. The motion carried.**

Aye: 7 Nay: 0

Developers requesting to be on Agenda - NONE

Letters of Extension

- Herr Food Inc. Industrial Subdivision - **A motion was made by John Wallace, seconded by Art Reick, to request a letter of extension to be date specific for August 15, 2012. The motion carried.**
Aye: 7 Nay: 0
- Robert Mills Subdivision - **A motion was made by Rob Williams, seconded by Art Reick, to request a letter of extension to be date specific for August 15, 2012. The motion carried.**
Aye: 7 Nay: 0

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

Correspondence - NONE

Old Business - NONE

New Business - NONE

PC Members

PJ Scheese told the PC that the BOS has agreed to allow the Brandywine Conservancy to use East Nottingham Township as one of their test cases for TDML.

Visitors – NOTHING

A motion was made by Janice Gavin, seconded by Tom Faux, to adjourn the meeting.

The meeting adjourned at 7:54 p.m.

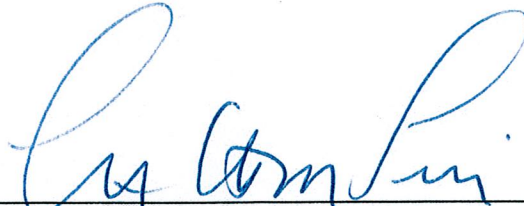
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 06/25/12



Walt Leis, Planning Commission Chairman
