

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
September 24, 2012**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - July 23, 2012
 - August 27, 2012
- VI. *Subdivision/Land Development Plans*

***TOWNSHIP ENGINEER REVIEW LETTERS – Mark Deimler, Solanco Engineering**

Virginia Woollens Minor Subdivision Plan

- Request for recommendation for conditional plan approval.

Carl & Lesley Mease Final Land Development Plan

Oxford Area Sewer Authority Waste Water Treatment Plant LDP

- Waiver Requests from SALDO:
 - §22-304.4 – Preliminary Plan – requiring a preliminary and final plan.
 - §22-502.11 – Streets, Access Drives, and Driveways – requirement to improve abutting roads.
 - §22-502.17.F – Streets, Access Drives, and Driveways – requirement that does not allow any structure to be located less than 30 feet from the cartway edge of an access drive.

DEVELOPERS REQUESTING TO BE ON AGENDA

- Oxford Area Sewer Authority Wastewater Treatment Plant Prelim LDP

REQUEST FOR LETTERS OF EXTENSION – NONE

OTHER SUBDIVISIONS & LAND DEVELOPMENT PLANS IN PROCESS (FYI)

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

- VII. *Trash & Recycle Ordinances*
- VIII. *Correspondence*
- IX. *Old Business*
- X. *New Business*

- XI. *Planning Commission Members*
- XII. *Recognition of Visitors*
- XIII. *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
September 24, 2012**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on September 24th at 7 pm. Those present were: Vice-Chair Janice Gavin, Members John Wallace, Art Rieck, Tom Faux, and Planning Commission Secretary, PJ Scheese. Planning Commission Chairman Walt Leis and Member Robert Williams were absent.

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

The Pledge of Allegiance was led by Janice Gavin.

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

Aye: 4 Nay: 0

There was no public comment on the agenda.

There was not a quorum of PC members from the July 23, 2012 meeting so the vote to accept was tabled.

A motion was made by John Wallace, seconded by Tom Faux, to approve the regular meeting minutes for August 24, 2012. The motion passed.

Aye: 4 Nay: 0

Subdivisions & Land Development Plans

Engineer Review Letters

Virginia Woollens Minor Subdivision

Township Engineer, Mark Deimler, quickly reviewed his letter telling the PC the only open issue is waiting for DEP approval of the sewage facilities planning module. The applicant had asked the PC to approve this subdivision on the condition that it will only be brought to the BOS when the planning module has DEP approval. **A motion was made by Art Reick, seconded by John Wallace, to send a recommendation for approval of this subdivision, to the BOS, upon DEP's approval of the PM. The motion carried.**

Aye: 4 Nay: 0

Carl & Lesley Mease Final Land Development Plan

Township Engineer, Mark Deimler, reviewed the open issues in his letter. A revised plan has not yet been submitted. There was no action taken on this plan.

Oxford Area Sewer Authority Wastewater Treatment Plant

Township Engineer, Mark Deimler, reviewed his letter with the PC. Then the applicant's engineer, Jim Baumgartner reviewed the outstanding issues of Mr. Deimler's letter one by one.

- Improvement Guarantee must be made up;
- Letter of Credit must be set up to cover the items in the Improvement Guarantee;
- Still need CCCD approval of NPDES permit;
- Still need CCCD approval of Erosion & Sedimentation plan;
- Still need PennDOT approval;
- Still need a subdivision agreement.

Executive Director of the OASA, Ed Lennex, asked if in lieu of a letter of credit could the Authority simply give the Township a check for the amount. The answer was "yes."

There was some discussion regarding the subdivision agreement and was there a sample somewhere that could be used as a template. Mr. Lennex stated that he had a sample from which the

township could work. Mark Deimler will review the sample and tweak it. Then it will go to the solicitor for review.

Motions were made on the following sections of the SALDO:

- 22-304.4 - motion was made by Janice Gavin, seconded by Art Reick, to recommend the BOS approve the waiver request from SALDO 22-304.4, and to allow the applicant submit this plan as a final plan. The motion carried:
Aye: 4 Nay: 0
- 22-502.11 – A motion was made by John Wallace, seconded by Art Rieck, to recommend the BOS approve the waiver request from SALDO 22-502.11 that requires the applicant to improve the section of Baltimore Pike that abuts his property, as this is a state owned street. The motion carried.
Aye: 4 Nay: 0
- 22-502.17.F – A motion was made by Art Rieck, seconded by Tom Faux, to recommend the BOS approve the waiver request from SALDO 22-502.17.A, preventing any part of any structure being located within 30 feet from the cartway edge of an access drive. This will help to keep the amount of impervious surface to a minimum, which was the focus of the variance granted. The motion carried.
Aye: 4 Nay: 0

The applicant then requested the PC to consider a recommendation to the BOS for a conditional approval. Township Engineer, Mark Deimler, stated that this was not an unusual request as all of these are administrative issues. A motion was made by John Wallace, seconded by Art Rieck, to recommend approval to the BOS based on satisfying all open issues in Mr. Deimler's review letter dated September 9, 2012. The motion carried.

Aye: 4 Nay: 0

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)
- Herr Foods Inc - Industrial Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
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PJ Scheese told the PC about the meeting that she and Mark Deimler had with the engineer on the Jordan Manor subdivision plan. This preliminary plan was approved in December of 2007, and now the applicant will be submitting the final plan.

Also, Mark Deimler met recently with the new engineer, Bryan Kulakowsky, for the Langston preliminary subdivision plan. We are now in the process of setting up another meeting with the engineers, me and any PC and BOS members who wish to attend so long as we do not have a quorum of either body.

Trash & Recycle Ordinance

Ms. Gavin, Mr. Rieck, and Mr. Faux all agreed they still had to set up a subcommittee meeting to start on this project.

Correspondence - None

Old Business

There was some discussion about the regional comp plan regarding the extra clause in the Resolution that is supposed to protect future Boards from being bound by what this board signs. It is being review by the Township Solicitor and will most likely be on the next BOS agenda to be signed. Ms. Gavin expressed her caution, once again, about signing this resolution.

New Business

The Christmas party was brought up and everyone wants to have one. Janice Gavin has graciously offered her house for this year's event. She also suggested that perhaps we could have the party between Christmas and New Year's this time. Everyone thought that was a good idea. It was left that everyone would check their calendars for available dates.

Ms. Scheese informed the PC that the BOS would be interviewing the two candidates, who had sent letters of interest in the PC position opened up by Mr. Orner's resignation last month.

PC Members - Nothing


Recognition of Visitors

Wyndham Creek resident, Bill Carey, spoke a bit about the fact that the house at 100 Buttercup Drive has been sold.

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

The meeting adjourned at 8:01 p.m.

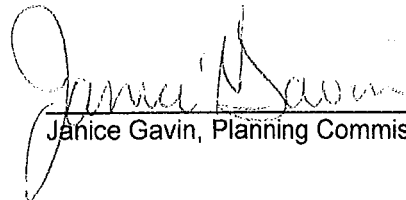
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 10/22/12



Janice Gavin, Planning Commission Vice-Chair
