

**AGENDA**  
**EAST NOTTINGHAM TOWNSHIP**  
**REGULAR PLANNING COMMISSION MEETING**  
**October 22, 2012**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Introduce new Planning Commission Member – Marc Arot*
- IV. *Approve Agenda*
- V. *Public Comment on Agenda*
- VI. *Approve Minutes*
  - July 23, 2012
  - September 24, 2012
- VII. *Subdivision/Land Development Plans*
  - \*TOWNSHIP ENGINEER REVIEW LETTERS – Mark Deimler, Solanco Engineering**
    - Richard & Alice Van Norman Minor Subdivision Plan
  - DEVELOPERS REQUESTING TO BE ON AGENDA**
    - Robert Mills Minor Subdivision Plan – Request for Plan approval
  - REQUEST FOR LETTERS OF EXTENSION – NONE**
  - OTHER SUBDIVISIONS & LAND DEVELOPMENT PLANS IN PROCESS (FYI)**
    - Carl & Lesley Mease Final Land Development Plan
    - 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. Muehlmatt – Minor Subdivision Plan
    - OSAS Wastewater Treatment Plant Prelim LDP (Conditionally approved by BOS)
    - Virginia Woollens Minor Subdivision Plan (PC recommended approval conditional on DEP PM approval)
    - Wicklow – Final Subdivision Plan
    - Wilson King – Final 2-Lot Subdivision & Land Development Plan
- VIII. *Trash & Recycle Ordinance – update from subcommittee members Reick, Gavin, & Faux*
- IX. *Zoning Hearing – Eshelman Detached Garage*
- X. *Correspondence*
  - Delaware Valley Regional Planning Commission booklets on wireless service facilities
  - PA Dept of Community & Economic Development brochures re ZHB class
  - Environmental Currents handout

AGENDA  
EAST NOTTINGHAM TOWNSHIP  
PLANNING COMMISSION  
OCTOBER 22, 2012

- XI. *Old Business*
- XII. *New Business*
- XIII. *Planning Commission Members*
- XIV. *Recognition of Visitors*
- XV. *Adjournment*

***\*Planning Commission Meeting Protocol - The township's engineer will go over his review***

**East Nottingham Township  
Planning Commission Regular Meeting Minutes  
October 22, 2012**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on October 22<sup>nd</sup> at 7 pm. Those present were: Chairman Walt Leis, Vice-Chair Janice Gavin, Members John Wallace, Art Rieck, Tom Faux, Robert Williams, newly appointed Member Marc Arot and Planning Commission Secretary, PJ Scheese.

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

The Pledge of Allegiance was led by Janice Gavin.

Acknowledgement was made to our new PC member, Marc Arot.

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

**Aye: 7      Nay: 0**

There was no public comment on the agenda.

**A motion was made by Tom Faux, seconded by Robert Williams, to approve the regular meeting minutes for July 23, 2012. The motion carried.**

**Aye: 4      Nay: 0      Abstained: 3 (Walt Leis, Janice Gavin, Marc Arot)**

**A motion was made by Art Rieck, seconded by Tom Faux, to approve the regular meeting minutes for September 24, 2012. The motion carried.**

**Aye: 4      Nay: 0      Abstained: 3 (Walt Leis, Robert Williams, Marc Arot)**

**Subdivisions & Land Development Plans**

**Engineer Review Letters**

**Richard & Alice Van Norman Minor Subdivision Plan**

Township Engineer, Mark Deimler, reviewed his letter explaining that this is a fairly simple subdivision. The applicant is subdividing off a 1-acre lot from an agricultural lot, allowed by Section 27-505 of the Township Code of Ordinances. The one dwelling is on the 1-acre lot with the 15-acre lot remaining as an agricultural use lot. The issue that stands out the most is related to that 15-acre Ag lot. There are three (one of which is a trailer being used for storage) structures on it, which may be considered as structures accessory to an Ag use. However two of the structures do not comply with the required setbacks for accessory structures on an Ag lot.

There are two solutions to this.

1. Move the property lines to make the structures conform to the required setbacks;
2. Move the accessory structures to be within the current property setbacks.

Ed Jefferis, Concord Land Planners (representing the applicant), stated that this issue will be resolved. He told the PC that the intention of the applicant is to remove the trailer from the lot once it is emptied. A note will be placed on the plan stating this.

The 15-acre lot being subdivided off is for the purpose of selling it as an Ag lot. A postcard has been sent to DEP requesting a waiver from doing a sewage facilities planning module.

**A motion was made by Tom Faux, seconded by Robert Williams, to take no action. The motion carried.**

**Aye: 7      Nay: 0**

## **Developers Requesting to be on Agenda**

### Robert Mills Minor Subdivision Plan

This plan had only one outstanding issue, that of DEP's approval of the sewage facilities planning module. The Township received notification of DEP's approval on October 9, 2012. **A motion was made by Art Rieck, seconded by John Wallace, to recommend approval of this subdivision plan to the BOS. The motion carried.**

**Aye: 7      Nay: 0**

## **Letters of Extension - None**

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

- Carl & Lesley Mease Final Land Development Plan
- 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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### Trash & Recycle Ordinance

The subcommittee consisting of Ms. Gavin, Mr. Rieck, and Mr. Faux, is meeting on Tuesday, October 23, 2012 at 7pm.

### Zoning Hearing – Eshelman Detached Garage

PJ Scheese reviewed the history of how this request for a zoning variance came about and what was being requested of the PC. The applicant is requesting a zoning variance for the height of a detached garage that he recently built. Ms. Scheese explained that the request does fit the criterion that allows a variance to be granted. Township Engineer, Mark Deimler also agreed that the request fit the variance criterion. The impervious surface that would be created if the applicant had built out rather than up would have created more stormwater runoff. Also no neighbors have objected to the structure.

**A motion was made by Walt Leis, seconded by Marc Arot, to take the position regarding this variance request that the PC sees no adverse affects to neighbors, or the environment, and therefore does not object to this zoning variance being granted. The motion carried.**

**Aye: 7      Nay: 0**

### Correspondence

- Delaware Valley Regional Planning Commission booklets on wireless service facilities
- PA Dept of Community & Economic Development brochures re ZHB class
- Environmental Currents handout

### Old Business

- Ms. Scheese reminded the PC that the Langston and Jordan Manor subdivision were going to become active again. These are two subdivisions that collectively will net over 300 new homes in the Township.

### New Business - Nothing

**PC Members - Nothing**

**Recognition of Visitors - Nothing**

A motion was made by John Wallace, seconded by Art Reick, to adjourn the meeting.

The meeting adjourned at 7:59 p.m.

Respectfully Submitted,



PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 11/27/12

  

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~~Janice Gavin, Planning Commission Vice-Chair~~  
Walt Leis

