

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
MARCH 24, 2014**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - February 24, 2014 Regular Meeting
- VI. *Review Request for Variance*
- VII. *Subdivision/Land Development Plans*

ENGINEER REVIEW LETTERS – Mark Deimler, Solanco Engineering

- Herr Foods Inc. Lot Ad-On Minor Plan
 - ↓ Waiver Requests from SALDO
 - ❖ 22-403.A
 - ❖ 22-403.C(1)
 - ❖ 22-502.11
 - ❖ 22-506.1.A

REQUEST FOR LETTERS OF EXTENSION – to be date specific for July 15, 2014

SUBDIVISIONS WITH PC RECOMMENDATION OF CONDITIONAL APPROVAL

- Mease, Carl & Lesley Final Land Development Plan

SUBDIVISIONS & LAND DEVELOPMENT PLANS IN PROCESS (FYI)

- Bishop, Timothy– Final Subdivision Plan
- David T. Muehlmatt – Final Subdivision Plan
- Frank H. III & Angela Thompson Lobb Land Development Plan
- Herr Foods Inc. Preliminary Industrial Subdivision Plan – Ken Crossan or Joel Brown
- Langston Preliminary Subdivision Plan
- Liz Miller Preliminary Subdivision Plan
- Meadowview Estates (Frost) (Option 1)
- Wicklow Final Subdivision Plan

- VIII. *Correspondence*
- IX. *Old Business*
 - Update on Tigue Farm - PJ
- X. *New Business*
- XI. *Planning Commission Members*
- XII. *Recognition of Visitors*
- XIII. *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
March 24, 2014**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on March 24, 2014 at 7 pm. Those present were: Vice-Chair Janice Gavin, Members Walt Leis, Art Rieck, Marc Arot, Robert Stewart and Planning Commission Secretary, PJ Scheese. Chairman John Wallace and member Tom Faux were absent.

The meeting was called to order at 7:02 p.m. by Vice-Chair Gavin.

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

A motion was made by Marc Arot, seconded by Walt Leis, to approve the agenda. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

There was no public comment on the agenda.

A motion was made by Art Rieck, seconded by Robert Stewart, to approve the minutes of March 24, 2014. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

Review Request for Variance

Michael Davis, who lives at 738 Little Elk Creek Road, explained that he wants to put up a pole barn and has submitted an application for a variance for relief from the 15 foot height limitation. He said he needs the storage space and would prefer going up rather than out, which would create more impervious surface. The member of the PC said they had no issues with his request.

Subdivisions & Land Development Plans

Engineer Review Letters – Mark Deimler, Solanco Engineering

Herr Foods Inc. Lot Add-On Minor Plan

Mr. Deimler reviewed his letter with the PC. He stated that this is about as simple as a subdivision gets. The applicant owns two parcels; one is 73+ acres, of which 6+ are separated from the larger portion by McCoury Road. The applicant wishes to subdivide this 6+ acres and add it onto the adjacent lot of 8+ acres, thereby bringing both lots into compliance with the Township's Zoning Ordinance. Mr. Deimler said that all issues have been settled pending the approval of 4 waiver requests, of which he has no objections to due to the scope of the project. The waiver requests are from SALDO:

- 22-403.A - Requiring plan scale to be 1" = 100'
- 22-403.C(1) – Requiring contour lines showing topography
- 22-502.11 – Requiring the improvement of adjacent streets
- 22-506.1.A – Requiring concrete markers for corner lot lines

A motion was made by Janice Gavin, seconded by Walt Leis, to recommend approval of the waiver from SALDO 22-403.C(1) to the Board of Supervisors. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

A motion was made by Walt Leis, seconded by Art Rieck, to recommend approval of the waiver from SALDO 22-502.11 to the Board of Supervisors. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

A motion was made by Art Rieck, seconded by Walt Leis, to recommend approval of the waiver from SALDO 22-506.1.A to the Board of Supervisors. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

A motion was made by Robert Stewart, seconded by Marc Arot, to recommend approval of the waiver from SALDO 22-403.A to the Board of Supervisors. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

Ed Jefferis, of Concord Land Planners, requested a recommendation to the Board for Final Plan Approval, pending an affirmative response from them to the four waiver requests, and the review letter from the Chester County Planning Commission. There was some discussion about this.

A motion was made by Walt Leis, seconded Robert Stewart, to recommend approval of the Final Subdivision Plan, pending approval of the four waiver requests and the letter from the CCPC, to the Board of Supervisors. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

Letters of Extension - NONE

Subdivisions and Land Development Plans in Process (FYI)

- Bishop, Timothy– Final Subdivision Plan
- David T. Muehlmatt – Final Subdivision Plan
- Frank H. III & Angela Thompson Lobb Land Development Plan
- Herr Foods Inc. Preliminary Industrial Subdivision Plan
- Langston Preliminary Subdivision Plan
- Liz Miller Preliminary Subdivision Plan
- Meadowview Estates (Frost) (Option 1)
- Mease, Carl & Lesley Final Land Development Plan – has PC Conditional Approval
- Wicklow Final Subdivision Plan

Correspondence - NONE

Old Business

Jordan Manor (Tigue Farm) – PJ Scheese updated the PC member about the Tigue brothers' niece contacting her to inform the Township that she was in the process of applying for open space funding from the county. And if that goes through the intention is to subdivide this farm between two other farms, who are currently farming this property, and another adjacent land owner who wants 8 acres in order to make his parcel a total of 10 acres.

New Business - NONE

PC Members - Nothing

Recognition of Visitors Nothing

A motion was made by Robert Steward, seconded by Art Rieck, to adjourn the meeting.

The meeting adjourned at 7:31 p.m.

Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 4/28/14



John Wallace, Planning Commission Chairman