

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
SEPTEMBER 22, 2014**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - August 25, 2014 Regular Meeting
- VI. *Subdivision/Land Development Plans*

ENGINEER REVIEW LETTERS – NONE

REQUEST FOR LETTERS OF EXTENSION - to be date specific for January 15, 2015

- Family Dollar Store 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
- Langston Preliminary Subdivision Plan
- Liz Miller Preliminary Subdivision Plan
- Meadowview Estates (Frost) (Option 1) – Preliminary Subdivision Plan
- Mease, Carl & Lesley Final Land Development Plan
- Peter & Dona Hazzard Minor Subdivision Plan
- Wicklow Final Subdivision Plan

- VII. *Request for a Zoning Hearing*
 - 135 Barnsley Road
- VIII. *Correspondence*
 - Act 537 Special Study of the Grant Street Pumping Station Project
- IX. *New Business*
- X. *Planning Commission Members*
- XI. *Recognition of Visitors*
- XII. *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
September 22, 2014**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building September 22, 2014 at 7 pm. Those present were: Chairman John Wallace, Vice-Chair Janice Gavin, Members Walt Leis, Art Rieck, Marc Arot, Robert Stewart and Planning Commission Secretary, PJ Scheese. Member Tom Faux was absent

The meeting was called to order at 7:00 p.m. by Chairman John Wallace.

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

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

Aye: 6 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 August 25, 2014. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

Subdivisions & Land Development Plans

Letters of Extension

A motion was made by Robert Stewart, seconded by Walt Leis, to request a letter of extension for the Family Dollar Store Land Development Plan, to be date specific for January 15, 2015

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
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Request for a Zoning Hearing

135 Barnsley Road – The applicant purchased this property, located in the C-2 zoning district. On it is a single family dwelling which up until about three years ago was occupied. The property's use was residential when the Zoning Ordinance was changed to render it a non-conforming use. Because the house was abandoned for over a year, the non-conforming use is no longer allowed and now only those uses stated in the ZO for the C-2 district are allowed. The applicant is requesting a variance to also allow the residential use so the owner may either rent or sell the property as a private residence. There was some discussion on this.

A motion was made by Walt Leis, seconded by Art Rieck, to recommend the granting of a variance to include the use of residential for this property. The motion carried.

Aye: 5 Nay: 1 Abstain: 0

Member Janice Gavin did not agree with this because she believes that by granting the variance it will make it more difficult for the property to be sold and used for a commercial capacity in the future.

Old Business

Height Limitation in Zoning Ordinance

There was some discussion regarding the height limit of 15 feet required for buildings accessory to a residential use. In the end it was decided the Marc Arot would look at the ordinance and come up with a formula regarding this limitation, lot size, structure size and setbacks.

Correspondence

- Act 537 Special Study of the Grant Street Pumping Station Project – The PC has already discussed this in a previous PC meeting. Member Walt Leis asked to take the study home for some light reading.

New Business

PJ Scheese raised the question of the venue for this year's Christmas party and suggested the Octorara Hotel. Everyone thought it was a good idea. Walt Leis offered, as an alternate, his new building if he has heat in it by then. PJ is going to check with the Octorara to see if it is a possibility.

PC Members - Nothing

Recognition of Visitors Nothing

A motion was made by Robert Stewart, seconded by Marc Arot, to adjourn the meeting.

The meeting adjourned at 7:35 p.m.

Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 10/27/14



John Wallace, Planning Commission Chairman