

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
MARCH 27, 2017**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Public Comment on Agenda Items*
- IV. *Approve Agenda*
- V. *Approval of Minutes*
 - February 27, 2017
- VI. *Request for a Variance*
 - Ted Harrison Detached Garage
- VII. *Subdivision/Land Development Plans*

ENGINEER REVIEW LETTERS

- Langston - Preliminary Subdivision Plan – Mark Deimler

REQUEST FOR LETTERS OF EXTENSION – None

OTHER SUBDIVISIONS AND LDP'S IN PROCESS

- Herr Foods, Inc. Industrial Subdivision
- Liz Miller Preliminary Subdivision Plan
- Mark Property Management LDP
- Mease, Carl & Lesley Final Land Development Plan
- Wicklow Final Subdivision Plan

- VIII. *Correspondence - NONE*
- IX. *Old Business*
- X. *Planning Commission Members*
- XI. *Recognition of Visitors*
- XII. *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
March 27, 2017**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building March 27, 2017. Those present were: Chairman John Wallace, Vice-Chair Janice Gavin, Members Robert Stewart, Tom Faux, Marc Arot, Joe Herlihy, Jake Yohe, and Planning Commission Secretary, PJ Scheese.

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

The Pledge of Allegiance was led by Ms. Gavin.

There was no public comment on the agenda.

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

Aye: 7 Nay: 0 Abstain: 0

A motion was made by Robert Stewart, seconded by Joe Herlihy, to approve the minutes of the February 27, 2017 regular meeting. The motion carried.

Aye: 7 Nay: 0 Abstain: 0

Request for a Variance

The applicant was not present at the meeting so PJ Scheese presented his request for a variance to the PC. A 660 SF detached garage is proposed on a 1.18 acre residential property 549 Little Elk Creek Road. The applicant is requesting relief from the 15 foot height limitation requirement in Section 1602.B.1 of the Township's Zoning Ordinance. In order to match the pitch of the house roof, a request is being made to allow the applicant to go as high as 20 feet. The PC was asked to make a recommendation to the Board of Supervisors.

A motion was made by Tom Faux, seconded by Janice Gavin, to recommend the allowance of this variance request to the Board of Supervisors. The motion carried.

Aye: 7 Nay: 0 Abstain: 0

Subdivisions & Land Development Plans

Engineer Review Letters

Andrew Defonzo and Justin Brewer from D.L. Howell & Associates, the engineer for Keystone Custom Homes, the applicant. Bill Briegel and Sarah Young from KCH were also present. Mark Deimler, Township Engineer, was also present.

Mr. Defonzo began the presentation with a review of the Langston Subdivision. This subdivision plan starting with the Conditional Use process back in 2007. So far there have been three engineer changes on the applicant's side and two on the Township's side. John Wallace and PJ Scheese are the only two people from the Planning Commission when this process began. Even the current representatives from KCH were not involve in the process at that time.

Some discussion involved the use of TDR. The fifteen (15) from the Merrill property are no longer required. Bill Briegel stated that there was a bit of an issue with the calculations of the TDR from the Fisher property on Union Square Road, so those should be recalculated. Mark

Deimler will review this. There were some questions about the roads and where stop signs should be placed. Regarding sewage, each dwelling on the north side of Route 472 will have their own grinder pumps. The location of the mailboxes and the open space plan were also part of the discussion. The NPDES and Penn Dot permits were discussed.

All questions and issues appeared to be addressed to the satisfaction of the PC Members. Mr. Defonzo said that they would now write a response to Mr. Deimler's most recent review letter and review the subdivision plans.

No action was taken by the Planning Commission

Other Subdivisions & LDP's in Process

- Herr Foods, Inc. Industrial Subdivision
- Liz Miller Preliminary Subdivision Plan
- Mark Property Management LDP
- Mease, Carl & Lesley Final Land Development Plan
- Wicklow Final Subdivision Plan

Request for Letters of Extension – NONE

Correspondence - NONE

Old Business

PJ Scheese told Marc Arot and John Wallace that the Board of Supervisors approved payment for the Zoning Course offered by Chester County 2020. The first class is on April 24th, which is the same evening as the next PC meeting. So long as no more than one more PC member ends up not coming then we will have a quorum.

Planning Commission Members - Nothing

Recognition of Visitors - Nothing

A motion was made by Joe Herlihy, seconded by Marc Arot, to adjourn the meeting. The motion carried.

Aye: 7 Nay: 0 Abstain: 0

The meeting adjourned at 7:52 p.m.

Respectfully Submitted,

PJ Scheese

PJ Scheese
Planning Commission Secretary

APPROVED:

Date _____



John Wallace, Planning Commission Chairman
Janice Gaven Vice