

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
APRIL 24, 2017**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Public Comment on Agenda Items*
- IV. *Approve Agenda*
- V. *Approval of Minutes*
 - March 27, 2017
- VI. *Subdivision/Land Development Plans*

ENGINEER REVIEW LETTERS - None

DEVELOPERS REQUESTING TO BE PUT ON AGENDA

- Century Oak Subdivision - Phase 3 – Jonathan Penders from Rouse Chamberlin

NEW SUBDIVISIONS

- Whited – Van Hoy Minor Final Subdivision – Crossan~Ramato, Inc.

REQUEST FOR LETTERS OF EXTENSION – None

OTHER SUBDIVISIONS AND LDP'S IN PROCESS

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

- VII. *Correspondence*
 - Letter from Neil Land – RE: Results of Brown Zoning Hearing on April 3, 2017
 - Letter from Pennoni – RE: CWA waterline down Baltimore Pike
- VIII. *Old Business*
- IX. *Planning Commission Members*
- X. *Recognition of Visitors*
- XI. *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
April 24, 2017**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building April 24, 2017. Those present were: Vice-Chair Janice Gavin, Members Robert Stewart, Tom Faux, Joe Herlihy, Jake Yohe, and Planning Commission Secretary, PJ Scheese. Chairman John Wallace and Marc Arot were away at the Zoning class for the Master Planner Program.

The meeting was called to order at 7:03 p.m. by Vice-Chair Gavin.

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 Tom Faux, to approve the agenda. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

A motion was made by Tom Faux, seconded by Jake Yohe, to approve the minutes of the March 27, 2017 regular meeting. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

Subdivisions & Land Development Plans

Engineer Review Letters - None

Developers Requesting to be put on Agenda

Rouse Chamberlin - Jonathan Penders and Greg Graham (Engineer) represented Rouse Chamberlin. Mr. Penders told the PC that they were here to discuss Phase 3 of Century Oak. He stated the following facts:

- 11 lots off of Fifth Street
- 1 acre minimum
- To be Serviced by Chester Water Authority and Oxford Area Sewer Authority

Mr. Penders stated that he was at the meeting specifically to talk about Lawrie Lane, which comes off of Fifth Street. They would like to remove this road from the plan. The concern is that it will become a cut through between Fifth Street and Mount Pleasant Road. A number of suggestions were made as to the disposition of this Right of Way.

- Make it a paper street,
- Transfer to the HOA to maintain,
- Transfer to the developer to split between the two lots next to it and then also to the existing lots on Fifth Street.

There was some discussion about this and the general consensus was the last option was the best one. Mr. Penders said he would like to present this to the Board of Supervisors at their next meeting.

A motion was made by Jake Yohe, seconded by Joe Herlihy, to recommend the transfer of the ROW back to the developer and to the existing lots on Fifth Street. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

Request for Letters of Extension – NONE

Other Subdivisions & LDP's in Process

- Herr Foods, Inc. Industrial Subdivision
- Langston – Preliminary Subdivision Plan
- Liz Miller Preliminary Subdivision Plan
- Mark Property Management LDP
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Chester Water Authority Act 67, 68, & 127 Notification of Pending Application

This is a form that was sent to the township by the CWA's engineer. The project is the water line going down Baltimore Pike. PJ reviewed the zoning questions and answers with the PC, stating that the project meets the township's zoning requirements.

A motion was made by Robert Stewart, seconded by Joe Herlihy, to accept the form as filled out. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

Correspondence

- Letter from Neil Land, the ZHB Solicitor, regarding the results of the Brown Zoning Hearing on April 3, 2017.

Old Business - None

Planning Commission Members

Robert Stewart told the PC that his house has sold and he is moving. He plans on being at the next PC meeting, on May 22nd, but that it will be his last meeting. He said that being on the Planning Commission was a pleasure and that he would miss it. The PC wished him well.

Recognition of Visitors - Nothing

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

Aye: 5 Nay: 0 Abstain: 0

The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

PJ Scheese

PJ Scheese
Planning Commission Secretary

APPROVED:

Date 5/24/17



John Wallace, Planning Commission Chairman