

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
April 26, 2010**

- *Call meeting to order*
- *Pledge of Allegiance*
- *Approve Agenda*
- *Public Comment on Agenda*
- *Approve Minutes*
 - March 22, 2010
- *Subdivision/Land Development Plans*

TOWNSHIP ENGINEER REVIEW LETTERS

- Oxford Hollow Associates Final Subdivision Plan
- Langston 180-Lot Preliminary Subdivision Plan – TDR Certification Assessment

DEVELOPERS REQUESTING TO BE ON AGENDA

NONE

REQUEST FOR EXTENSION LETTERS - Letters to be date specific for August 15, 2010

- Elizabeth S. Miller – Preliminary 5-lot - Plan

OTHER SUBDIVISIONS IN PROCESS (FYI)

- Andy King Tract – Minor Subdivision Plan
- Lewis Tract – Final Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Muehlmann Subdivision – Final Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Wicklow – Final Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

- *Correspondence*
NONE
- *Old Business*
NONE
- *Planning Commission Members*
- *Recognition of Visitors*
- *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
April 26, 2010**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on April 26, 2010 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr. Vice Chairperson, Clifford Lee, Planning Commission Members, John Wallace, Shannon Wells, Rick Orner and Planning Commission Secretary, PJ Scheese. Members Walt Leis and Janice Gavin were absent.

The meeting was called to order by Chairman Joe Bauer at 7:04 p.m. Everyone stood while Vice-Chairman, Cliff Lee led the Pledge of Allegiance.

Chairman Bauer welcomed new member, Rick Orner, to the Planning Commission

Agenda

An addition to the agenda was made by Chairman Bauer, to add Supervisors Dave Shelton and Gene Turns to discuss the Oxford Area Sewer Authority's Act 537 Plan. **A motion was made by Cliff Lee, seconded by Shannon Wells, to approve the amended agenda. The motion carried.**

Aye: 5 Nay: 0

Public Comment on the Agenda

There was none.

Supervisors Dave Shelton & Gene Turns

Supervisor Shelton stated that at the next PC meeting, on May 24th, Township Engineer for this project, Ron Ragan, ENT's OASA Rep, Joe Scheese, and Supervisor Percy Reynolds will be attending to discuss the paperwork regarding the Sewer Authority's 537 Plan. PC members will be receiving electronic copies within the next couple of weeks so they have time to review it before May's meeting. The BOS would like the PC to have a recommendation ready to be discussed at this meeting, to be passed on to the Board for their following regular meeting on June 14, 2010.

Minutes to Approve

Minutes for the March 22, 2010 meeting could not be approved as there were only two members present at tonight's meeting who were also present on March 22nd.

Subdivisions & Land Development Plans

Township Engineer Review Letters

Oxford Hollow Associates

Jim Gade reviewed his letter with the PC. The issues still outstanding are:

- Improvement guarantee for the trees to be planted.
- DEP approval of the sewage facilities planning module.
- Applicant has CCCD approval, but will not receive an NPDES permit until after the PM is approved.

Ed Jefferis, of Concord Land Planners, represented the applicant. The tree estimate has been submitted, so now Jim Gade needs to review and make his recommendation. Once that is done the applicant may submit the improvement guarantee.

At this point there are still outstanding issues so the PC did not feel they could pass this plan on with recommendation for conditional approval by the BOS.

A motion was made by Cliff Lee, seconded by John Wallace to take no action. The motion carried.

Ayes: 5 Nays: 0

Langston Preliminary Plan Subdivision

Jim Gade had received TDR calculations from the applicant from two separate properties.

The first property discussed was David L & Elizabeth G. Fisher's Tax Parcel #69-5-22, located at 202 Union Square Road. Calculations came to 44 TDR. The Fisher's would retain one of those, selling 43 TDR to be used for the Langston Subdivision. Jim Gade had some issues regarding the calculations:

1. Applicant states the gross tract area is 78.672 acres, while the deed shows 78.844 acres for Tract 1 and 6.1687 acres for Tract 2.
2. Applicant states there are no portions of the tract restricted against development by easement, covenant or deed restriction. However, the area provided by the applicant shows 12.88 acres corresponding to PECO right-of-way. Applicant needs to clarify if area has been netted out of calculations.
3. There is some question as to the why the Fishers would want to hold one TDR and if they could use it on their property once an easement is recorded.

Laura Swiski of Northpoint Engineering represented the applicant. In response to Jim Gade's comments respectively:

1. The tract has been surveyed and the property acreage is 78.672. The deed is incorrect.
2. The easement will be referenced.
3. There is the belief that the Fishers would be able to subdivision 10 acres off, property would still be in easement as a farm, and then put a house on it. There was some discussion on this issue. The PC determined that this question should be put to Township Solicitor, Gene Twardowski. Ms. Swiski will draft a letter regarding this; send it to PC secretary, PJ Scheese, who will forward it to Mr. Twardowski. Township Engineer, Jim Gade, will also weigh in on this issue with the solicitor.

The second property discuss was James & Ronda Merrill's Tax Parcel #69-7-52, located at 925 Saginaw Road. Calculations came to 15 TDR. Applicant would purchase all 15 from the Merrills.

Outstanding issues raised by Jim Gade were:

1. Applicant states a gross tract area of 22.432 acres. However, the plan shows Lot 2 containing 24.48 acres and Lot A with 2.05 acres to be added to Lot 2.
2. Applicant needs to show location and type of dwelling on plan, referred to in calculations.
3. There is some confusion as to the total gross tract area. This must be resolved in order to calculate the correct number of TDR.
4. Applicant has not stated they are severing all future development rights.
5. There is some question as to a previous subdivision plan, which had an approval conditional on a driveway easement being written, and if the fact that this never happened has any affect on these TDR.

Laura Swiski responded to Jim Gade's comments. The only lot from which TDR are being calculated is lot 2. Cliff Lee said that the applicant should respond to the rest of Jim Gade's questions and be reviewed by the PC.

A motion was made by John Wallace, seconded by Shannon Wells, to take no action. The motion carried.

Ayes: 5 Nays: 0

Letters of Extension

A motion was made by Cliff Lee, seconded by Shannon Wells, to request a letter of extension for the following:

**• Elizabeth S. Miller – Preliminary 5-lot - Plan
to be date specific for July 15, 2010. The motion carried.**

Aye: 5 Nay: 0

Other Plans Currently In Subdivision or Land Development Process (FYI)

- Andy King Tract – Minor Subdivision Plan
- Lewis Tract – Final Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Muehlmann Subdivision – Final Subdivision Plan
- Oxford Hollow Associates Preliminary Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Wicklow – Final Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

Correspondence

- Brochure from Albright College Center for Community leadership for "The Community Planning Course."

Old Business

NONE

PC Members

Gene Turns announced that he is resigning from the Planning commission, effective upon the Board of Supervisors appointing his replacement.

Visitors

Joe Scheese asked the PC to call if they have any questions regarding the paperwork for the 537 Plan. There is a deadline for this and so time is of the essence.

Terri Doolittle had some questions regarding the property her family owns and how a subdivision could be done. The PC recommended that she see an engineer regarding her questions.

A motion was made by Shannon Wells, seconded by Rick Orner, to adjourn. The motion carried.

Aye: 5 Nay: 0

The meeting adjourned at 8:51 pm.

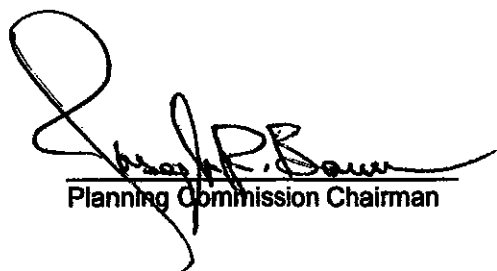
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 4/28/2010



Planning Commission Chairman