

AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
January 25, 2010

- *Call meeting to order*
- *Pledge of Allegiance*
- *Approve Agenda*
- *Public Comment on Agenda*
- *Approve Minutes*
 - December 21, 2009
 - November 23, 2009 (correction to be made, then re-approved)
 - January 5, 2010
- *Subdivision/Land Development Plans*

TOWNSHIP ENGINEER REVIEW LETTERS

NONE

DEVELOPERS REQUESTING TO BE ON AGENDA

NONE

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

- Elizabeth S. Miller – Preliminary 5-lot - Plan
- Preserve at White Oak Farm –Preliminary Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

OTHER SUBDIVISIONS IN PROCESS (FYI)

- Langston (Liz Miller Property) 180-Lot Preliminary Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Oxford Hollow Associates Preliminary Subdivision Plan
- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Lewis Tract – Final Subdivision Plan
- Muehlmatt Subdivision – Final Subdivision Plan
- Wicklow – Final Subdivision Plan

- *Correspondence*
 - Fair Housing Council pamphlet
- *Planning Commission Members*
- *Old Business*
 - Oxford Hollow Associates Preliminary Subdivision Plan – “Fee in lieu of Open Space”
- *Recognition of Visitors*
- *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
January 25, 2010**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on January 25, 2010 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice Chairperson, Clifford Lee, Planning Commission Members, Gene Turns, Janice Gavin, and John Wallace, and Planning Commission Secretary, PJ Scheese. Members Shannon Wells and Walt Leis were absent.

The meeting opened at 7 p.m. Vice Chairperson, Cliff Lee, led the Pledge of Allegiance.

Agenda

A motion was made by Cliff Lee, seconded by Janice Gavin, to add Oxford Hollow Associates Subdivision Plan under *Developers Requesting to be on Agenda* and then to approve the agenda. The motion carried.

Aye: 5 Nay: 0

Public Comment on the Agenda

There was none.

Minutes to Approve

A motion was made by John Wallace, seconded by Janice Gavin, to approve the December 21, 2009 minutes for the regular PC meeting. The motion carried:

Aye: 5 Nay: 0

A motion was made by Cliff Lee, seconded by Janice Gavin, to correct the November 23, 2009 minutes, adding the word "use" between "conditional" and "approval" on the last line of the first page, and then approve these minutes for that regular PC meeting. The motion carried:

Aye: 5 Nay: 0

A motion was made by Gene Turns, seconded by Janice Gavin, to approve the January 5, 2010 minutes for the organizational PC meeting. The motion carried:

Aye: 5 Nay: 0

Subdivisions & Land Development Plans

Township Engineer Review Letters

None

Developers Requesting to be put on Agenda

Oxford Hollow Associates Subdivision

Ed Jefferis of Concord Land Planners represented the applicant. He stated that all open items that the applicant is responsible for on Township Engineer, Jim Gade's, review letter have been satisfied.¹ All other issues are with the Board of Supervisors. There was some discussion about the fee in lieu of open space. Then Mr. Jefferis requested preliminary plan approval conditional upon a clean review letter from Jim Gade.

¹ Waiver Request from SALDO section 502.12.E was tabled by the BOS until their February 8 meeting. Mr. Jefferis stated that the waiver request from SALDO section 302.01.B.2 & .3 was withdrawn.

A motion was made by Joe Bauer, seconded by John Wallace, to grant conditional preliminary plan approval, based on receipt of a clean review letter from Jim Gade prior to BOS regular meeting on February 8, 2010. The motion carried.

Aye: 3 Nay: 2 (Gene Turns & Cliff Lee)

Letters of Extension

A motion was made by Cliff Lee, seconded by Gene Turns, to request letters of extension for the following:

- Elizabeth S. Miller – Preliminary 5-lot - Plan
- Preserve at White Oak Farm – Preliminary Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

to be date specific for May 15, 2010. The motion carried.

Aye: 5 Nay: 0

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

- Langston (Liz Miller Property) 180-Lot Preliminary Subdivision Plan
- Lewis Tract – Final Subdivision Plan
- Liz Miller – 2003 Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Muehlmann Subdivision – Final Subdivision Plan
- Wicklow – Final Subdivision Plan
- Oxford Area Rec Authority – Land Development Plan – Ron Ragan

Correspondence

- Fair Housing Council pamphlet

Old Business

- Fee in lieu of open space for Oxford Hollow Associates plan was discussed earlier.

PC Members

Cliff Lee told the PC that the TDR subcommittee will be meeting Tuesday, February 2nd with Township Solicitor, Gene Twardowski at 6pm to finalize the draft ordinance.

Joe Bauer told the PC about a meeting last week with Aztec Solar Power possibly locating a manufacturing plant in East Nottingham Township. Lots of hurdles to jump.

Janice Gavin brought up the Chester County Conservation District review letter of the Langston subdivision. Some discussion ensued.

Visitors

Nothing

A motion was made by Cliff Lee, seconded by Janice Gavin, to adjourn. The motion carried.

Aye: 5 Nay: 0

The meeting adjourned at 7:45 pm.

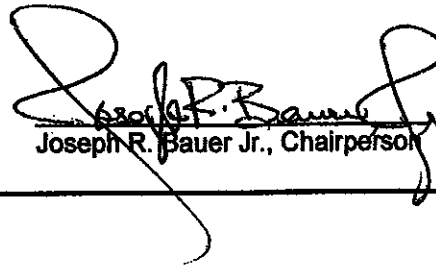
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 2/22/10



Joseph R. Bauer Jr., Chairperson
