

**East Nottingham Township
Planning Commission Regular Meeting Minutes
January 28, 2019**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building January 28, 2019 at 7 p.m. Those present were: Chairman Joe Bauer, Members Marc Arot, Joe Herlihy, John Wallace, Jake Yohe and Planning Commission Secretary, PJ Scheese. Vice-Chair Janice Gavin arrived at 7:18. Tom Faux was absent

The meeting was called to order at 7:02 p.m. by Chairman Bauer.

The Pledge of Allegiance was led by Chairman Bauer.

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

Aye: 5 Nay: 0 Abstain: 0

There was no public comment on the agenda.

A motion was made by Marc Arot, seconded John Wallace, to approve the minutes of the December 17, 2018 regular meeting. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

A motion was made by Joe Herlihy, seconded John Wallace, to approve the minutes of the January 8, 2019 Re-organization meeting. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

Zoning Ordinance Amendments

- Consideration of Draft Amendment to add definition of "Food Bank" – Since the Board of Supervisors has already decided not to go forward with this the Planning Commission took no action
- Discussion about 5 to 10 acre lots – The Planning Commission decided to put off until the next meeting in February and to ask the Board of Supervisors for the Township Solicitor to attend.

Engineer Review Letters – Giovanna Iacono – Stantec Consulting

North Creek Nurseries Land Development Plan

The Township Engineer reviewed the outstanding issues with the Planning Commission:

- Waiver Request to combine the preliminary and final plan.

- The right of way (ROW) issue – whether or not to require the developer to relinquish a full 25 foot ROW on that side of Wedgewood Road. Currently it is 16 ½ feet. The Roadmaster had sent a memo to the PC stating that he think the Township should have the 25 foot ROW for possible future utilities. The applicant is resisting this and there was some discussion about it. Per the plan review it was determined that the additional 9 ½ ft increase in the ROW will not create a noncompliance issue for the proposed structure.

A motion was made by Joe Herlihy, seconded by John Wallace, to follow the Roadmaster's advice and recommend the Board of Supervisors require the 25 foot ROW for the portion of the road bordering this land development. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

- Other Waiver's requested from SALDO Sections:
 - ⊕ 304(4) – To combine the preliminary and final plans into a single process.
 - ⊕ 202 – Relief from the definition of "Access Drive."
 - ⊕ 502(17) – Relief from "Streets, Access Drives, and Driveways."

A motion was made by Jake Yohe, seconded by Marc Arot, to recommend approval of the waiver request from SALDO Section 304(4). The motion carried.

Aye: 6 Nay: 0 Abstain: 0

A motion was made by John Wallace, seconded by Marc Arot, to recommend approval of the waiver request from SALDO Section 202. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

A motion was made by Jake Yohe, seconded by Joe Bauer, to recommend approval of the waiver request from SALDO Section 502(17). The motion carried.

Aye: 6 Nay: 0 Abstain: 0

A motion was made by Joe Herlihy, seconded by Janice Gavin, to recommend approval plan approval conditioned upon the ROW being extended to 25 feet, as well as the financial instrument and legal documents being completed. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

Mark Property Management Land Development Plan

PJ Scheese explained to the Planning Commission that this is a plan for property on Grant Street, bordering the Borough of Oxford. No improvements will be in East Nottingham Township. Mark Deimler of Solanco Engineering was the Township's engineering firm in 2015 when this LDP first came to the Township. He wrote a letter stating that ENT needs only to sign the plans once the Borough has reviewed and signed them. There is just the waiver request from SALDO Section 304.4 requesting to combine the preliminary and final plans into a single process.

A motion was made by Marc Arot, seconded by John Wallace, to recommend approval of the waiver request from SALDO Section 304(4). The motion carried.

Aye: 6 Nay: 0 Abstain: 0

A motion was made by John Wallace, seconded by Joe Bauer, to recommend approval of this LDP. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

Letters of Extension - None

Old Business

There is an opening for someone to represent the PC at the Oxford Regional Planning Commission meetings. Joe Bauer volunteered.

A motion was made by Joe Herlihy, seconded by Marc Arot, to have Joe Bauer represent the ENT PC at the Oxford Regional Planning Commission meetings. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

Correspondence - NONE

Planning Commission Members – Nothing

Recognition of Visitors – Everyone had left

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

Aye: 7 Nay: 0 Abstain: 0

The meeting adjourned at 7:59 pm p.m.

Respectfully Submitted,

PJ Scheese

PJ Scheese
Planning Commission Secretary

APPROVED:

Date 2/25/2019



Joe Bauer, Planning Commission Chairman