

**East Nottingham Township  
Planning Commission Regular Meeting Minutes  
February 25, 2019**

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The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building February 25, 2019 at 7 p.m. Those present were: Chairman Joe Bauer, Members Marc Arot, Joe Herlihy, John Wallace, Tom Faux, Planning Commission Temporary Secretary, Kelli Karlton, and Township Solicitor, Winifred Sebastian. Vice-Chair Janice Gavin arrived late. Jake Yohe was absent.

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

**A motion was made by John Wallace, seconded by Joe Herlihy, to appoint Kelli Karlton Temporary Secretary. The motion carried.**

**Aye: 5      Nay: 0      Abstain: 0**

The Pledge of Allegiance was led by Chairman Bauer.

**A motion was made by Joe Herlihy, seconded by Marc Arot, 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 Joe Herlihy, seconded John Wallace, to approve the minutes of the January 28, 2019 regular meeting. The motion carried.**

**Aye: 5      Nay: 0      Abstain: 0**

Janice Gavin arrived.

**Zoning Ordinance Amendments**

Discussion about 5 to 15 acre lots in the R-1 District being able to subdivide—  
Township Solicitor, Winifred Sebastian

The PC discussed the possibility of decreasing the percentage of required "open space", which would now be divided between the number of lots created by a subdivision, being decreased incrementally from 40% to down to 20% depending upon the size of the lot in question. Also discuss was whether or not the 5-acre cutoff should be changed to 10 or 15 acres. Ultimately the PC agreed that it would be best to keep the percentage at 40% and to increase the cutoff from 5 acres to 15 acres. Mrs. Sebastian will write the draft amendment to reflect this.

There was some discussion about the forestry section of the zoning ordinance, which is proposed to be removed from the zoning ordinance and become a standalone

ordinance. Mrs. Sebastian handed out information from Penn State for the PC to review if they have time.

**A motion was made by Joe Herlihy, seconded Tom Faux, to have Mrs. Sebastian proceed with change in section 503.1.B(2)(a) alternative to cluster for acreage from 5 to 15. The motion carried.**

**Aye: 6      Nay: 0      Abstain: 0**

The logging ordinance will be discussed at next month's PC meeting.

**Consideration of Variance Request (ZHB)**

Denis Brisach, of 581 Barren Road, is requesting a variance from section 503.B(2)(a). His property is 9.1 acres and he wishes to subdivide 2 acres off. There are currently 2 dwellings on the property, which makes the property noncompliant.

**A motion was made by Joe Bauer, seconded Joe Herlihy, to send a memorandum to the Board of Supervisors supporting this variance request. The motion carried.**

**Aye: 5      Nay: 0      Abstain: 1 (Tom Faux)**

**Engineer Review Letters – NONE**

**Letters of Extension**

- North Creek Nurseries Preliminary Land Development Plan

**A motion was made by Joe Bauer, seconded Tom Faux, to request a 90 day letter of extension. The motion carried.**

**Aye: 6      Nay: 0      Abstain: 0**

**Old Business - NONE**

**Correspondence**

- Letter from Brutscher, Foley, Milliner & Land, LLP RE: Joseph D. Coldiron et al. v. Zoning Hearing Board of East Nottingham Township and Miranda. The ZHB decision was reversed by the court.

**Planning Commission Members – Nothing**

**Recognition of Visitors – None**

**A motion was made by John Wallace, seconded by Marc Arot, to adjourn the meeting. The motion carried.**

**Aye: 6      Nay: 0      Abstain: 0**

The meeting adjourned at 7:58 pm p.m.

Respectfully Submitted,

*PJ Scheese*

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Planning Commission Secretary

APPROVED:

Date 3/25/19

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Joe Bauer, Planning Commission Chairman

