

**East Nottingham Township
Planning Commission Regular Meeting Minutes
April 22, 2019**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building April 22, 2019 at 7 p.m. Those present were: Chairman Joe Bauer, Vice-Chair Janice Gavin, Members Marc Arot, Joe Herlihy, Tom Faux, and Planning Commission Secretary PJ Scheese. Absent were John Wallace and Jake Yohe.

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

The Pledge of Allegiance was led by Chairman Bauer.

There were some corrections to be made to the agenda:

- Under #VI Application for a Zoning Hearing should read "The Oaks Ministry - 866 & 860 Media Road – Transitional Housing & Office"
- Under #VII Application for a Special Exception should read "Justin Yesilonis - 2236 Baltimore Pike – Conversion from a single family home to 2 apartments"
- The meeting date is April 22, 2019, **not** April 25, 2019.

A motion was made by Marc Arot, seconded by Joe Herlihy, to approve the agenda as amended. 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 Tom Faux, to approve the minutes of the March 25, 2019 regular meeting. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

Application for a Zoning Hearing

The Oaks Ministry – 866 & 860 Media Road – Transitional Housing & Office

Presenting on behalf of the Oaks Ministry were Debbie Kinney and Robin Martin. Mrs. Martin explained that the Oaks Ministry provides transitional housing for women in need of a place to recover their lives. Mrs. Kinney handed out an overhead of the current property owned by the Media Mennonite Church, showing the church and chapel which are in the R-1 District. Much of the driveway and parking area is to be put back into grass, which is a decrease in impervious surface. The church is to house no more than eight (8) women at a time. The traffic will decrease as church services create more traffic two or three times a week, than eight women living there would. The smaller structure, which is the old original chapel will be used as the Oaks Ministry office. There was some discussion and questions were asked and answered.

A motion was made by Joe Bauer, seconded by Tom Faux, to recommend to the Board of Supervisors to tell the Zoning Hearing Board they do not oppose the variance to allow transitional housing of not more than eight unrelated women at a time in this location in the R-1 District. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

Application for a Special Exception

Justin Yesilonis - 2236 Baltimore Pike – Conversion from a single family home to 2 apartments

PJ explained to the PC that a Special Exception is an allowed use in the C-2 district and is treated the same as a conditional use, except that it is heard by the Zoning Hearing Board.

Presenting to the PC was Justin Yesilonis, owner of the property in question. Currently in the location is a single family home. The applicant would like to make it two (2) separate apartments, one on the main floor and the other in the basement, which has a separate entrance. The applicant stated that the building would be brought up to the current building code for this use. There was some discussion about things that might need to be done in order to accommodate this use.

A motion was made by Joe Herlihy, seconded by Marc Arot, to recommend to the Board of Supervisors to send a statement to the Zoning Hearing Board, telling them to make sure the property is brought up to code and all proper permits are obtained before anyone moves into the house. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

Engineer Review Letters – NONE

Letters of Extension

- Century Oak Phase 3A Final Plan

A motion was made by Tom Faux, seconded by Joe Herlihy, to request a letter of extension for Century Oak Phase 3A Final Plan. The motion carried.

Aye: 5 Nay: 0 Abstain: 0

Conditional Approval Given by the Board of Supervisors

- North Creek Nurseries LDP

Other Subdivisions and LDPs in Process

- Herr Foods, Inc. Industrial Subdivision Plan
- Langston Preliminary Subdivision Plan
- Mark L. Brown Subdivision Plan
- Mease, Carl & Lesley Final Land Development Plan
- Wicklow Final Subdivision Plan

Old Business - NONE

Correspondence

- Letter from Neil Land re approval of the variance requested to the ZHB for Dennis Brisach

Planning Commission Members – Nothing

Recognition of Visitors – None

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

Aye: 5 Nay: 0 Abstain: 0

The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

PJ Scheese

PJ Scheese
Planning Commission Secretary

APPROVED:

Date 6/24/19



Joe Bauer, Planning Commission Chairman