

**AGENDA**  
**EAST NOTTINGHAM TOWNSHIP**  
**REGULAR PLANNING COMMISSION MEETING**  
**July 22, 2019**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda Items*
- V. *Approval of Minutes*
  - June 24, 2019
- VI. *Subdivision / Land Development Plans*

**ENGINEER REVIEW LETTERS**

- Benuel F. Miller 2-Lot Subdivision Plan
  - ↓ Request for recommendation of plan approval
- Hoover Treated Wood Products, Inc. LDP
  - ↓ Waiver Requests from SALDO:
    - ❖ 403(C)(4)(c)
    - ❖ 302.B(2)(b)
    - ❖ 502.11.B
    - ❖ 506.1.A
    - ❖ 403.D(13)

**LETTERS OF EXTENSION**

- Century Oak Phase 3A Final Plan

**BOS GAVE CONDITIONAL APPROVAL**

- North Creek Nurseries LDP

**PC RECOMMENDED APPROVAL (WITH CONDITIONS) TO BOS**

- Mark Brown Subdivision

**SUBDIVISIONS BETWEEN PRELIMINARY AND FINAL PROCESS**

- Langston
- Reserves at Dunlap – By-Right Plan

**OTHER SUBDIVISIONS AND LDP'S IN PROCESS**

- Herr Foods, Inc. Industrial Subdivision Plan
- Mease, Carl & Lesley Final Land Development Plan
- Wicklow Final Subdivision Plan

VII. *Old Business*

- Update on Conditional Use Hearing Application for the Chester County Food Bank
- Mark L. Brown Subdivision Plan – still waiting to go before the BOS for approval
- North Creek Nurseries LDP – still waiting for BOS conditions to be met

VIII. *Correspondence*

- Letter from Neil Land, RE: The Oaks Ministry decision on the request for a variance
- Letter from Neil Land, RE: Crystal Burns decision on the request for a variance

IX. *Planning Commission Members*

X. *Recognition of Visitors*

XI. *Adjournment*

# East Nottingham Township Planning Commission Regular Meeting Minutes July 22, 2019

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

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

The Pledge of Allegiance was led by Vice-Chair Gavin.

**A motion was made by Joe Herlihy, seconded by Marc Arot, to approve the agenda. The motion carried.**

**Aye: 7      Nay: 0      Abstain: 0**

There was no public comment on the agenda.

**A motion was made by Marc Arot, seconded Janice Gavin, to approve the minutes of the June 24, 2019 regular meeting. The motion carried.**

**Aye: 7      Nay: 0      Abstain: 0**

## **Subdivisions**

### **ENGINEER REVIEW LETTERS – Stantec Consulting**

**Benuel F. Miller 2-Lot Subdivision Plan** – Giovanna Iacono, Township Engineer stated that there were still 2 outstanding issues:

- The plans still need tax parcel numbers put on the plan on the tax parcels.
- The lot being separated by a road.

**A motion was made by Joe Bauer, seconded by Jake Yohe, to recommend approval to the Board of Supervisors with the condition that all outstanding issues raise in the Stantec letter be resolved before it goes to the Board for a vote. The motion carried.**

**Aye: 7      Nay: 0      Abstain: 0**

**Hoover Treated Wood Product, Inc. LDP** – Giovanna Iacono, Township Engineer, reviewed her letter. This basically to put a driveway coming off of Baltimore Pike and another shed around the same size as the one on the previous plan.

**Landscape Buffer** – Since this is right next to private residences there should be some screening between the driveway and the houses.

**Gate at the opening of the driveway** – There is concern that, if left open, that trucks that get there before the plant opens would sit and idle their engines, right next to private residences.

A motion was made by John Wallace, seconded by Janice Gavin, to table discussion and vote on waivers until the next PC meeting. The motion carried.

Aye: 7      Nay: 0      Abstain: 0

#### LETTER OF EXTENSION

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

Aye: 7      Nay: 0      Abstain: 0

#### BOS GAVE CONDITIONAL APPROVAL

- North Creek Nurseries LDP

#### PC RECOMMENDED APPROVAL (WITH CONDITIONS) TO BOS

- Mark Brown Subdivision

#### SUBDIVISIONS BETWEEN PRELIMINARY AND FINAL PROCESS

- Langston
- Reserves at Dunlap – By-Right Plan

#### OTHER SUBDIVISIONS AND LDP'S IN PROCESS

- Herr Foods, Inc. Industrial Subdivision Plan
- Mease, Carl & Lesley Final Land Development Plan
- Wicklow Final Subdivision Plan

#### Old Business

- Update on Conditional Use Hearing Application for the Chester County Food Bank – This application has been withdrawn.
- Mark L. Brown Subdivision Plan – still waiting to go before the BOS for approval
- North Creek Nurseries LDP – still waiting for BOS conditions to be met

#### Correspondence

- Letter from Neil Land, RE: The Oaks Ministry decision on the request for a variance. This variance was denied by the Zoning Hearing Board.
- Letter from Neil Land, RE: Crystal Burns decision on the request for a variance. This variance was approved by the Zoning Hearing Board.

#### Planning Commission Members

- Mark Arot mentioned condolences for Township Treasurer, Suzie Hamlin's loss of her father.

**Recognition of Visitors**

- Joel Brown suggested that we should require Hoover Treated Lumber to put in turning lanes on Baltimore Pike in the northbound lane, for those trucks making a left turn into the driveway.

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

**Aye: 7      Nay: 0      Abstain: 0**

The meeting adjourned at 7:33 p.m.

Respectfully Submitted,

*PJ Scheese*

PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 8/26/2019

  
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Joe Bauer, Planning Commission Chairman