



# LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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**Planning Commission**  
Linda Crook, Chairperson  
Zachariah Cobrinik, Vice Chairperson  
Tara Capecci, Secretary  
Hugh Harris  
William Hughes

## **Planning Commission Minutes April 21, 2008**

Chairperson, Linda Crook, called the meeting to order at 7:00 p.m. Also in attendance: Tara Capecci, Hugh Harris, Zach Cobrinik, Albert Kortze of Keystone Consulting Engineers, and Lori Seese of Lower Nazareth Township. Commission member Bill Hughes was not present.

### **APPROVAL OF MINUTES**

Motion to approve the minutes of the March 17, 2008 meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

### **CORRESPONDENCE & ANNOUNCEMENTS**

There were no items of discussion.

### **SUBDIVISION/LAND DEVELOPMENT**

#### **Christian Scheuermann Sketch Plan**

Present for the Application: Christian Scheuermann

Lori Seese reviewed her April 21, 2008 letter and Mr. Kortze reviewed his letter. The flag lot and private road issues were discussed. If the road is constructed as private road, a cul-de-sac will be required. If the road will not be a public road, the lot is considered a flag lot and zoning appeal is required. Therefore, there were no further comments.

#### **Dick Milham Building Addition Preliminary/Final Land Development**

Present for the Application: Daniel Witzcak, Ott Consulting and Kurt Koch, Dick Milham.

Mr. Kortze reviewed his April 14, 2008 letter and Mrs. Seese reviewed her April 21, 2008 letter. Pursuant to a meeting with Mr. Kortze and Township Staff, the Applicant has addressed all the Township's concerns with parking. The motion to recommend approval of the Dick Milham Building Addition Preliminary/Final Land Development provided the comments of Mr. Kortze's letter and Mrs. Seese's letter are adequately addressed was moved by Hugh Harris and seconded by Zach Cobrinik. The motion carried unanimously.

#### **Lower Nazareth Commons Revised Final Land Development**

Present for the Application: Engineer Michael Jeitner; Robert Hoffman, Traffic Planning & Design; Applicants, Jim DeNave, Paul Harris and Brian Donley.

Mr. Jeitner reviewed changes made to the plan. Mr. Jeitner noted that due to the change in the plan, the setback variance is no longer required. Mr. Kortze and Mrs. Seese reviewed their April 21, 2008 letters. Sidewalks and traffic intersections were discussed at length. The motion to recommend approval of the

Lower Nazareth Commons Revised Final Land Development provided Mr. Kortze and Mrs. Seese's letters are adequately addressed and resolution of traffic issues with Township Staff was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

### **Tractor Supply Preliminary/Final Major Subdivision and Land Development**

Present for the Application: Engineers Michael Jeitner and Bill Lucas; Applicants, David Hanley and Beth Livingston.

Mr. Jeitner reviewed progress on the plan since the last meeting. Mrs. Seese advised Township Staff met with representatives of the property owner, J.G. Petrucci, and conveyed concerns for the configuration of the subdivision. The subdivision layout, roads, and traffic were discussed at length. Options for action on the plan were provided to the Commission by Mrs. Seese: 1) table; 2) approve with conditions, or 3) rejection. The Commissions discussed their views on the plan and how to act at length.

The motion to recommend approval of the Tractor Supply Preliminary/Final Major Subdivision with the condition that a South Broad Street extension and loop road be added to the plan and a note added that it must be included in any future subdivision of the property was moved by Tara Capecci and seconded by Hugh Harris. Zach Cobrinik voted in favor of the motion. Linda Crook was opposed. The motion carried.

The motion to recommend approval of the Tractor Supply Preliminary/Final Land Development provided that Mr. Kortze and Mrs. Seese's letters are adequately addressed and with a condition that the west entrance be labeled as "Trucks Only" was moved by Tara Capecci and seconded by Hugh Harris. Zach Cobrinik voted in favor of the motion. Linda Crook was opposed. The motion carried.

### **Phillips Feed Conditional Use CU2008-02**

Present for the Application: Applicant, Blaine Phillips; Attorney, Mark Sigmon; Engineer, Paul Swezcak, Liberty Engineering.

Mr. Swezcak reviewed the proposed plan. Mrs. Seese reviewed her letter and noted the Conditional Use Hearing will be held on May 7. Mr. Phillips stated the hours of operation would be 24/7 and the same would be true for the proposed maintenance building. Mr. Phillips stated that none of his trucks have beepers. Only the forklifts have beepers. Mrs. Seese advised that although they have an easement along the property line, they need to show that they are screening the property from adjoining property owners as much as they can. Mrs. Seese also advised that they will have to comply with the 1993 approved use of the front parking lot for employee parking only – no truck parking. Mr. Phillips stated he could comply with that requirement. In regard to the tenant space, Mr. Phillips indicated the tenant use would most likely be office; however, he does not know who it might be at this point. Although refrigerated trucks visit this site under SuperValue's use, Mrs. Seese asked Mr. Phillips to elaborate on the addition of the freezer in the warehouse and if it would increase use of refrigerated trucks on this property. A discussion followed whether the use of refrigerated trucks was implied with issuance of the renovation building permit; however Attorney Sigmon clarified that Mr. Phillips did not mean to imply that the use was shoe-horned based upon that approval.

The recommendations of the Planning Commission were to screen as best you can, make the building aesthetically pleasing, a note be added to the plan that clearly states the use of the building is limited to the applicant's company vehicle maintenance only, and no truck parking in the front parking lot.

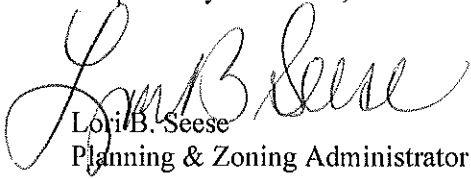
### **COURTESY OF THE FLOOR**

There were no items of discussion.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

  
Lori B. Seese  
Planning & Zoning Administrator