



# 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 November 17, 2008**

Chairperson, Linda Crook, called the meeting to order at 7:00 p.m. Also in attendance: Hugh Harris, Bill Hughes, Tara Capecci, Zach Cobrinik, Township Engineer Albert Kortze, and Lori Seese, Lower Nazareth Township Planning & Zoning Administrator.

### **APPROVAL OF MINUTES**

Motion to approve the minutes of the October 20, 2008 meeting was moved by Zach Cobrinik and seconded by Bill Hughes. The motion carried unanimously.

### **CORRESPONDENCE & ANNOUNCEMENTS**

There were no items of discussion.

### **SUBDIVISION/LAND DEVELOPMENT**

#### **Mocha Abe Preliminary/Final Land Development Plan**

Present for the Application: Applicant Abe Zegeye and Engineer James Milot, Hanover Engineering

Al Kortze reviewed his November 12, 2008 letter, highlighting Items #3, #5 and #6. The restroom matter was discussed at length. A holding tank agreement is required no matter which type of restroom facilities are installed. Mr. Milot argued that a future change of use would require review of the restroom facility arrangement, along with public water and septic; therefore, the Township should not be concerned. However, the Planning Commission was not in favor of the proposed port-a-john, and reminded Mr. Milot that they have been against it since the first time the Applicant was before them. The motion to recommend approval of the Mocha Abe Preliminary/Final Land Development Plan provided all items of Al Kortze's November 12, 2008 letter are addressed, specifically the requirement for public water and 1,000 gallon tank under Item #3; the items of Lori Seese's November 10, 2008 letter are addressed, and reservation to approve the architectural rendering when it becomes available, was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

#### **Andrea Brock-Osman Preliminary/Final Land Development Plan**

Present for the Application: Andrea and Dr. Osman; Engineer Tracy McCormick, Van Cleef Engineering Assoc.

Tracy McCormick reviewed the proposed plan and noted that there are many variances required. It is the intent to use the 2<sup>nd</sup> floor of the house for storage. The Applicants had considered applying for a home occupation, however were deterred by the 25% use requirement in the zoning ordinance. Al Kortze reviewed his November 12, 2008 letter. Lori Seese noted that in addition to the many variances, this structure must also comply with the Building Code, as it applies.

Zach Cobrinik stated that he would rather see the Applicant resume their use of the property as a residence and try for a home occupation, rather than set a precedent of approving a litany of variances to make use the property under General Commercial. Zach suggested that the Applicant ask the Zoning Hearing Board to ignore that the property was abandoned and consider the home occupation use. Lori Seese pointed out that despite which approach is taken; the dimensional variances will still apply. The motion to table further discussion under the Applicant resolves the variance issues was moved by Hugh Harris and seconded by Bill Hughes. The motion carried unanimously.

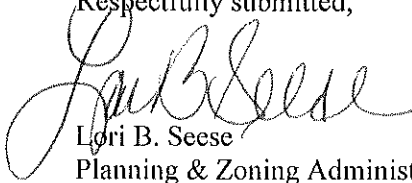
**COURTESY OF THE FLOOR**

There were no items of discussion.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:55 p.m. by motion of Hugh Harris and second by Zach Cobrinik. The motion carried unanimously.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator