



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
Zachariah Cobrinik, Vice Chairperson
Tara Capecci, Secretary
Hugh Harris
Ronald Siedlecki

Planning Commission Minutes February 22, 2010

Acting Chairperson, Zach Cobrinik, called the meeting to order at 7:00 p.m. Also in attendance: Commission Members Tara Capecci and Hugh Harris; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator. Commission Members Linda Crook and Bill Hughes were not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the December 21, 2009 meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Lowes Preliminary/Final Land Development and Minor Subdivision

Present for the Application: Attorney Michael Gavin; Engineer, Russell McFall; and for the Applicant, David Koerner.

Township Engineer, Albert Kortze reviewed his February 19, 2010 letter, which contained mostly housekeeping issues. The scope for a traffic look-back study must be developed to evaluate the intersections. This study would evaluate the existing conditions versus the additional traffic created by Lowes. A stop sign at the intersection of Northwood Avenue and Corriere was also requested. The Applicant had no issue complying with this request. There were no further comments from the Board.

A motion was moved by Hugh Harris to recommend approval for the Lowes Preliminary/Final Land Development and Minor Subdivision plan, providing all conditions of the February 19, 2010 Keystone Consulting Engineers letter and the Zoning Administrator's February 22, 2010 letter are addressed; and in regard to Item #7 of the Engineer's letter where additional traffic studies are recommended, proper arrangements should be made with the respective parties with provisions for financial security and studies for the intersections in question. The motion was seconded by Tara Capecci and was carried unanimously.

The Application also requested waivers from the following sections of the Subdivision and Land Development Ordinance:

Section 421, Plan Scale;

Section 424.4, Key Map Requirement;

Section 424.7, Location of Man-Made Features;

Section 774.32.b, Detention Basin Side Slopes;

Section 775.39, Underdrain Installation; WITHDRAWN AT MEETING

Section 794.48, Pipe Backfill Requirements in Karst Areas.

Township Engineer Albert Kortze did not have any issues with these waiver requests. The motion to recommend approval of the waivers as requested was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

Trio Farms -Comment on Zoning Hearing Board Application

Present for the Application: Attorney James Preston; Engineer, Mark Bahnick; and for the Applicant, Louis Pektor, Richard Brooks, and Ryan Pektor.

Mr. Preston presented what the Applicant will be proposing under their Zoning Appeal ZA2010-01. He indicated that the project is dead as approved for a retirement village. They will be seeking to have the age qualified provision of the project removed. Mr. Preston stated that the current proposal does not max out the site as could be done with a market-rate plan. This was done to provide a good cross-section of product types to meet the market demands. The improvements already installed on the property were discussed.

As resident of the Foxwood Farms neighborhood, Zach related the feedback he has received in that the Foxwood Farms residents had a sense it would be a retirement community when they all moved in; however, when they heard about the apartments they weren't quite as happy. The potential to limit Phase III (apartments) to Age Qualified was discussed.

Lew Lengyel, adjoining property owner on 685 Daniels Road, stated that the creation of the MDR district caused some hardship on his property due to the limitation of uses on his property, specifically animal husbandry. He has no horses at this time, but it limits potential for the future. Mr. Lengyel also commented on issues he's had with weeds since the project has been stagnant for a few years.

As a representative for the Nazareth School District, Mr. Lengyel stated that the switch to market-rate housing would be a big increase that the school district can't handle. Mr. Lengyel feels they should stick to the original plan or scrap it.

Foxwood Farms residents Hunter Wilson and Tim Bernier, echoed Zach Cobrinik's earlier comments.

Tara Capecci commented that if they are opening the development up to younger families they should make the development more family friendly by adding areas for kids to play, traffic calming, and sidewalks. Zach commented that some of the money from Open Space fees could go to improve the Lower Nazareth property which adjoins Trio Farms. Engineer Mark Bahnick pointed out the walking trail. Since the developer will no longer be proposing a clubhouse, they would offer to grade the land formerly proposed for a clubhouse and the township could do what they wanted with the land.

Parking concerns were discussed. Mr. Preston stated that a traffic study has not been updated as of this date. Zach suggested a base study for what the traffic is now, what it will be if it were Age Qualified, and what the traffic would be if it wasn't Age Qualified.

Zach summarized the discussion stating that considering the impact of an Age Qualified development, the possibility of an Age Qualified in apartment complex to the south, parking and traffic with understanding that the occupant type will be higher, significant traffic increase coming from the complex, and additional stress on the school system with larger number of children entering the school system, in the interest of Lower Nazareth Township of getting the sewer line and the road rather than nothing or leaving as is; the Planning Commission is neither happy with abandonment of the project or with the apartments not being age restricted. Their recommendation is for a middle ground.

The motion to recommend to the Zoning Hearing Board to remove the Age Qualified restriction from the single family dwellings and townhouses but not the apartments, minimizing the ill effects of removing the Age Qualified provision all together, was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

Mark Bahnick indicated that discussion of the plans which have been submitted for each phase can be postponed until after they resolve matters with the Zoning Hearing Board.

COURTESY OF THE FLOOR

There were no items of discussion.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Lori B. Seese
Planning & Zoning Administrator