



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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Planning Commission

Linda Crook, Chair
Leroy Bickert, Vice Chair
Tara Capecci, Secretary
Hugh Harris
Ronald Siedlecki

Planning Commission Minutes February 27, 2012

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Leroy Bickert, Tara Capecci, Hugh Harris and Ronald Siedlecki; Township Engineer Albert Kortze, and Eric Albert, Acting Planning & Zoning Administrator.

APPROVAL OF MINUTES

Motion to approve the minutes of the January 16, 2011 meeting was moved by Leroy Bickert and seconded by Hugh Harris. Ronald Siedlecki abstained from the vote since he did not attend the January 16th meeting. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Greenfield Industrial Park Revised Final Land Development Plan

Present for the Applicant: R.J. Burton of Greenfield; Ron Madison, P.E. and Dave Miller, P.E. of Rettew Engineering, as well as Attorney Jim Preston.

Ron Madison stated to the board that the current plan had received approval in 2006 for the construction of a three-building complex. The revised plan depicts minor alterations consisting of reducing the number of buildings from three to one large unit, decreasing the impervious coverage from 66% to 61%, and changing the total building coverage from 38% to 31%. He also stated that there will be two entrances to the property that will allow for the stacking of ten tractor-trailers. Township Engineer Albert Kortze spoke on the major points he wanted to be addressed from his February 22, 2012 letter. Mr. Kortze noted that pursuant to the Conditional Use Order, the Average Daily Traffic (ADT) from this development was limited to 4,000 trips provided that certain improvements were made on Hanoverville Road to mitigate the traffic issues created by the proposed development. The resulting Study was complete and the Township required the following traffic improvements."

1. Signalization of both Greenfield Industrial Park driveway/Hanoverville Road intersections.
2. Signalization of the Township Line Road/Hanoverville Road/Jaindl Boulevard intersection
3. Reconstruction and widening of Hanoverville Road.
4. Addition of turn and deceleration/acceleration lanes along Hanoverville Road.

Mr. Kortze also noted specific items from his letter particular to site lighting, outdoor trailer storage, stormwater management, landscaping, and screening. Additional comments included a requirement for an internal truck traffic circulation plan, depicting the placement of all guard stations and truck stacking areas, and planting of trees among the eastern property line.

COURTESY OF THE FLOOR

Ben Flurer, 4893 Hanoverville Road, said that he is leery that the proposed fencing and trees will not provide enough cover to prevent him from being directly exposed to the new site.

Donald Buhler stated his concerns about the buffering of sound produced by constant idling of tractor-trailers.

Vernon Snyder, 4835 Hanoverville Road, is concerned with the possibility of having a strong smell of diesel that will be produced by the tractor-trailers. He also asked how they were going to manage their septic system to prevent any contamination to their wells.

Ned Hower, 4897 Hanoverville Road, is worried that if they place a berm in the western corner of the property, that it will redirect the flow of water and causes it to back up on his property and cause his septic to fail.

Tom Schray, 4845 Hanoverville Road, questioned if the height of the berm and trees would be adequate to hide the business from his properties line of sight.

Stuart Schooley, 4733 Hanoverville Road, wanted to know if a conditional use could be modified from its original draft since the plans have been modified from their original submission. He asked if this question could be brought up to the township solicitor to see if there are any grounds for re-drafting a new conditional use agreement. Mr. Kortze responded to this question and stated that the state had granted a blanket extension for any conditional uses that were issued from 2005-2013, but it would be wise for the township to check with our solicitor to make sure that is correct and would apply to this situation.

After hearing all of the concerns presented by the residents, Hugh Harris made the motion to table the Greenfield Industrial Park Revised Final Land Development Plan until the March 19 meeting so that they would have time to contact the township solicitor to find out if there is any just reason to re-examine the approved conditional use agreement, and requested documentation be provided to show the line of sight from the residents to the proposed development site. This motion was seconded by Ronald Siedlecki and passed unanimously.

ADJOURNMENT

The motion to adjourn was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Eric Albert

Eric Albert
Lower Nazareth Township
Acting Planning and Zoning Administrator