



# LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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## Planning Commission

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

## Planning Commission Minutes August 20, 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 Lori Seese, Planning & Zoning Administrator.

### APPROVAL OF MINUTES

Motion to approve the minutes of the July 16, 2012 meeting was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

### CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

### SUBDIVISION/LAND DEVELOPMENT

#### Phillips & Phillips Building Addition – Preliminary/Final Land Development

Present for the Application: Paul Szewczak, P.E., Liberty Engineering

Al Kortze and Lori Seese reviewed their August 17, 2012 letters. As this plan was previously discussed at the July 16 meeting, the Planning Commission had no additional comments or questions. There were no comments from the Floor.

The motion to recommend Preliminary/Final Land Development approval for the Phillips & Phillips Building Addition provided Al Kortze and Lori Seese's letters are adequately addressed was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

#### Dr. Qayyum Dental Office - Preliminary/Final Land Development

Present for the Application: Dr. Qayyum, Applicant; Robert Toedter, P.E., RT Consulting

Al Kortze reviewed his August 16, 2012 letter. As an additional comment, Mr. Kortze noted that the front yard setback line is incorrectly depicted. It needs to be modified to be measured from the right-of-way line. The location of the driveway was discussed. Lori Seese noted that the Applicant should share their plan with Greenfield Development so they include this driveway change in the plans for Hanoverville Road. The Planning Commission had no additional comments. Lori Seese inquired about the building architecture. Mr. Toedter explained it is their

intention to build an office that has the appearance of a dwelling with dormers. They have not settled on a building floor plan; therefore they don't have a façade worked out yet.

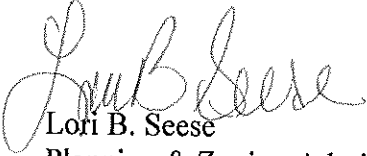
The motion to recommend Preliminary/Final Land Development approval for Dr. Qayyum's Dental Office provided Al Kortze and Lori Seese's letters are adequately addressed was moved by Ron Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

There were no comments under COURTESY OF THE FLOOR.

### ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously. The meeting adjourned at 6:55 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator