



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 February 25, 2013

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.

REORGANIZATION

The motion to reappoint Linda Crook as chair, Tara Capecci as secretary, and appoint Leroy Bickert as vice chair was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the December 17, 2012 meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Keystone Foods Preliminary & Final Land Development Plan

Present for the Application: Michael Finelli, P.E. and Bill Corriere, Applicant.

Mr. Finelli provided an explanation of the proposed plan, approximately 30,000 s.f. of warehouse addition and 13 new bays along the easterly side of the building. They need the space for storage of product and equipment. They do not propose any additional employees. Concerning the emergency access, they intend to install two poles with a chain across to prevent anyone else from using that access point. A note must be added to the plan that parking bays shall not be used for warehouse storage. There was no comment from the Floor.

The motion to recommend Preliminary/Final Land Development approval for the Keystone Foods plan provided all comments from Mr. Kortze and Mrs. Seese's letters are addressed was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

Keystone Real Estate Management, New Dealership & Body Shop - Conditional Use CU2013-01

Present for the Application: Brian Evans, P.E., Evans Engineering; Kurt Koch, Applicant; Timothy Siegfried, Esq., Bruce Rosendale, Contractor.

Mr. Siegfried provided a description of the proposed project. The Applicant is purchasing 18 acres from the adjoining Brown property to build a Toyota Dealership and Auto Body shop. Toyota has required that the dealership be separated from the Ford dealership. The Planning Commission stated concern about the driveway being used as an unintended thru street between Hecktown Road and Newburg Road. The Applicant is looking into some traffic calming devices, i.e. speed bumps, to prevent that kind of activity. The Planning Commission had no other comments or concerns.


The motion to recommend Conditional Use approval of the Keystone Real Estate Management, New Dealership & Body Shop project was moved by Hugh Harris and seconded by Tara Capecci. 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 Ronald Siedlecki. The motion carried unanimously. The meeting adjourned at 7:55 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator