



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 July 21, 2014

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Leroy Bickert, Hugh Harris and Ronald Siedlecki; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator. Commission member Tara Capecci was not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the May 19, 2014 meeting was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Keystone Shed t/a Amish Marketplace Special Exception Appeal

Present for the Application: Trisha Moser, Amish Marketplace.

Ms. Moser provided a brief explanation of the proposal to move from their present location. She advised the Planning Commission that the Applicant would be back before them for site plan approval if they were successful in obtaining special exception approval. The area depicted as gray on the site plan will be expanded with stone for storage of sheds. Discussion followed about the ground material.

Ms. Moser confirmed sheds are not fabricated on-site. They are delivered by tractor trailer truck. Trucks will use the southern driveway access and back into the rear of the site to drop off.

Linda Crook felt they should use the most pervious surface they can use and restrict truck entrance to the southern entrance for truck movements and visibility. Concerns were also discussed about whether a PADOT permit would be required. Requirement for a buffer was also discussed.

Ms. Moser stated they don't intend to light the shed storage area, and they don't have any intention to be open when its dark.

Maureen Reinert, 155 Butztown Road stated that there are residential uses to the rear of the subject property. She requested that a buffer be required across the rear of the property, or at a minimum along the rear of the shed storage area.

Dale Reinert, 155 Butztown Road inquired if there would be any issue getting large trailers into the driveway.

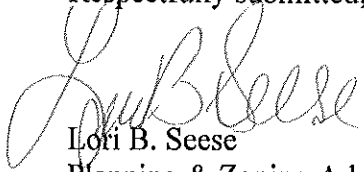
The Planning Commission's recommendations rested on providing a buffer along the shed storage area, providing as pervious a surface as possible for shed storage, and concerns for truck deliveries.

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 6:55 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator