



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 November 17, 2014

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 October 20, 2014 meeting was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Fields at Trio Farms, Phase III – Revised Final Subdivision Plan

Present for the Application: Wayne Doyle, P.E., Cowan Associates

Wayne indicated that the Applicant takes no issue with any of the comments in Al Kortze's letter. The proposed landscaping was discussed. Greg Naumovich, owner of adjoining business, Everson Tesla, expressed his concerns about the proximity of the dwellings to his existing business. Al suggested the densest row of trees you could possibly plant, from a point 20 feet south of the sanitary sewer easement, with an 8-foot on center planting of spruce trees. Also discussed was the requirement to have the trees owned by the Homeowner's Association in perpetuity.

The comment in Lori Seese's letter regarding the construction entrance was discussed. The Township would like the developer to plan for a future construction entrance to the rear of the site. Wayne indicated that the Developer is in the process of exploring two possible access easements from adjoining properties; however, he could not speak to them at this time.

The motion to recommend approval of the Fields at Trio Farms, Phase III subdivision plans provided Al Kortze's November 13, 2014, letter and Lori Seese's November 17, 2014, letter are addressed, noting that the construction entrance for this phase and future phases are of great concern, furthermore, that there should be a dense 8-foot on center planting of spruce trees from a point 20 feet south of the sanitary sewer easement to Greinar Road, with the recommendation that the trees are maintained by the Homeowner's Association in perpetuity, was moved by Hugh Harris and seconded by Leroy Bickert. The motion carried unanimously.

Leroy stated it would be nice to find out how many children are actually living in Trio Farms in comparison to what was estimated to determine if the projections are accurate.

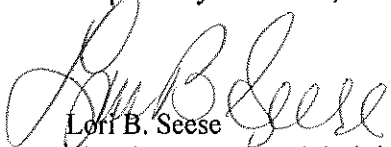
COURTESY OF THE FLOOR

Greg Naumovich inquired about tying into the gas utility line located in the area.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 7:20 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator

/lbs