



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 22, 2016

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 January 18, 2016 meeting was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

No items of discussion under **CORRESPONDENCE & ANNOUNCEMENTS.**

SUBDIVISION/LAND DEVELOPMENT

Nazareth PT Rehab Subdivision & Land Development

Present for the Application: David Bray, JENA Engineering

David Bray advised that in general they can comply with most of the comments in Mr. Kortze and Mrs. Seese's letters; however, neither the Applicant nor the Owner want to share a driveway. Mr. Kortze advised that the proposed location of the second driveway is \pm 40 feet short of the 200 feet required by the Zoning Ordinance. Linda Crook stated that Nazareth Ford should share the driveway with the Medical Building property. The rest of the Commission agreed.

The motion to recommend denial of the Nazareth PT Rehab preliminary plan approval, noting that there is no objection to the proposed use and plan, but that a single entrance point between the proposed medical building and the auto dealership should be provided as a traffic control issue was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

Trio Farms Phase V Final Major Subdivision

Present for the Application: Wayne Doyle, P.E., Cowan Associates, and Richard Brooks, Kay Trio

Wayne Doyle reviewed the plan for the current proposed phase, Phase V. The construction entrance will come straight up Trio Farms Boulevard to the new phase. Linda Crook commented about the odors that come from the sewer. Richard Brooks advised that the design criteria that was used to build the system compared to the actual usage is only $\frac{1}{4}$ at this time. The more dwellings that access the sewer the better the system will function. In response to inquiry about the open space area in Upper Nazareth Township, this area will be for stormwater management.

The motion to recommend approval of the Fields at Trio Farms Phase V Final Subdivision Plan, provided Al Kortze and Lori Seese's letters are satisfactorily addressed, was moved by Ron Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

CarMax Conditional Use Application

Present for the Application: Cornelius Brown, P.E., Bohler Engineering; Blake Marles, Esq.; Jake Hertz, CenterPoint Integrated Solutions; and Corey Chase, Traffic Engineer

Jake Hertz provided an overview of the CarMax Company and the proposed development. Phase I will consist of the dealership and parking for employees, customers, and sales. Phase II will be to the rear of the property to operate a wholesale auto auction to licensed and invited dealers only (accessory use). Approximately 80-100 employees will be employed initially in Phase I and will increase to approximately 250-280 employees with Phase II. All reconditioning will take place within the building and no reconditioning will take place outside.

Linda Crook stated her objection to the right-in or out from Route 248. She suggested the only access should be from the signal at Eastgate Boulevard. Corey Chase, Traffic Engineer, reported that as a result of their scoping meeting with PADOT, the right in-right out is actually preferred. Cross-access easements will be granted to First Park 33 to cross their property in exchange for CarMax having access to the traffic signal.

Leroy Bickert stated a concern for trucks coming off Eastgate Boulevard onto the access drive and whether they will be able to properly make the turn. Leroy also stated a concern for access to the adjoining Hoyer and Knecht properties, and whether they would be able to access the utilities installed for CarMax. In response to a question regarding tree clearing, CarMax will clear some trees in between their property and Route 248, but they plan to keep a majority of the buffer off the Route 33 on-ramp.

The motion to recommend Conditional Use approval for CarMax provided Al Kortze's letter and Lori Seese's letters are adequately addressed was moved by Hugh Harris and Ron Siedlecki. The votes for approval were made by Hugh Harris, Ron Siedlecki and Tara Capecci. Leroy Bickert and Linda Crook voted for denial. The motion carried.

There were no comments under **COURTESY OF THE FLOOR.**

ADJOURNMENT

The motion to adjourn was moved by Linda Crook and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 7:45 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator

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