



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
Leroy Bickert, Vice Chairperson
Tara Capecci, Secretary
Hugh Harris
Bert Smalley

Planning Commission Minutes September 18, 2017

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 Bert Smalley; Township Engineer Albert Kortze, Township Solicitor, Gary Asteak, and Lori Seese, Planning & Zoning Administrator.

APPROVAL OF MINUTES

Motion to approve the minutes of the August 21, 2017 meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

No items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

Keystone Real Estate Management – Revised Final Land Development Plan

Present for the Application: Brian Evans, Evans Engineering

Gary Asteak noted that the Applicant owes Traffic Signal Maintenance Fees to the Township. Please call Tammi Dravec if they have any questions. Brian noted the site has experienced several sinkhole issues in the basins and parking lots. They are working with DEP to work out these problems. Water for the car wash is planned to be recycled. Al Kortze asked for information confirming that the Detail Shop can be handled by the existing septic system. Lori Seese noted that the Dealership is serving Starbucks coffee to their customers; however, they are not permitted to advertise it as a destination. A restaurant is not a permitted use on the property. The signs advertising this service need to be removed from the site.

The motion recommending approval of the revised final plan provided all recommendations of Al Kortze and Lori Seese's letters are satisfied was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

Prologis Park 33 – Lot EFG Proposed Building Expansion – P/F Land Development & Waiver Requests

Present for the Application: Brian Evans, Evans Engineering and Andy Kolb, Prologis

Brian Evans stated they have no problems addressing any of the comments in Al or Lori's letters. Regarding the walking path, they are working on a permanent solution. Brian noted that Palmer

Township will do an administrative review. Discussion followed about parking lot lighting and phasing of the project. Andy Kolb agreed to add lighting to the parking lot. Regarding the waivers, Al had no issues and recommended approval.

The motion to recommend Preliminary/Final approval for the Prologis Park 33 EFG Land Development Plan provided Al Kortze and Lori Seese's letters are addressed; the phases shall be made clear on the plan, particularly the in the truck parking lot; and in agreement with Al Kortze's letter the waivers should be granted, was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

Central PA Equities 26, LLC - Springwood Hospitality Conditional Use CU2017-01

Present for the Application: Blake Marles, Esq., Paul Szewczak, Liberty Engineering, and David Hogg, Springwood Hospitality

Blake Marles provided background information about the development. David Hogg spoke about the hotel brand. The hotel will be dual-branded hotel, "True" and "Home2" extended stay suites. The True will be priced to hit a millennial market and Home2 will focus on guests staying 5 nights or more. The hotels will share a lobby and check-in area, pool, laundry, fitness center, and office space. The buildings will be very energy conscious.

There is a natural tree row across the back of the proposed hotel. Paul Szewczak reviewed the sight line profiles. The hotel and the warehouses are the same height.

Presently there are 3 ponds on this lot. One of the ponds will go away with development of the hotel. Spray irrigation will be used. Gary inquired about traffic trips and what was reserved for future uses. Tara asked if they could provide a fence along the property line to prevent any dogs from wandering onto adjoining properties. David Hogg stated that he walked the property and now that the trees have grown, there isn't any room left to install a fence. The hotel is dog-friendly; however, all pets must be on a leash. They do have an area designated for this purpose at all their sites.

Regarding the requirements for Conditional Use, Gary noted that the Commission must decide of the setback is reasonable. The shortest distance is 130 feet from the corner.

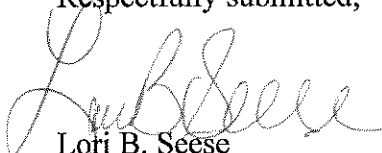
The motion to recommend Conditional Use approval as proposed, provided Al Kortze and Lori Seese's letters are satisfied was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

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

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 7:55 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator