LOWER NAZARETH TOWNSHIP
PLANNING COMMISSION
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Planning Commission
Linda Crook, Chairperson
Hugh Harris, Vice Chairperson
Tara Capecci, Secretary
Bert Smalley
Edward Dulac

Planning Commission Minutes
October 19, 2026

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Present: Commission Members Hugh Harris, Bert Smalley, and Edward Dulac; Township Engineer Justin Coyle, and Lori Seese, Planning & Zoning Administrator. Commission Member Tara Capecci and Assistant Planning & Zoning Administrator Emily Fucci were not present.

APPROVAL OF THE AGENDA

Motion to approve the agenda as posted was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the September 21, 2026, meeting was moved by Hugh Harris and seconded by Ed Dulac. Bert Smalley abstained. The motion carried.

There were no items of discussion under **CORRESPONDENCE & ANNOUNCEMENTS.**

SUBDIVISION/LAND DEVELOPMENT

McDonald's Preliminary/Final Land Development & Subdivision Plan –*859 Nazareth Pike*

Present for the Application: Justin Klee, P.E., Bohler Engineering

Justin Klee provided a summary update of the project. Zoning relief has been obtained for the drive-thru lane and emergency fire lanes since their last Planning Commission appearance.

Waivers were discussed, particularly Section 400 for preliminary/final submission; Section 733.621 related to distance for a driveway centerline; a deferral from Section 749.1 for installing the sidewalk; and Section 774.31 to permit a detention basin to dewater longer than 24 hours. Township Engineer Justin Coyle did not have any additional comments or concerns.

The motion to recommend granting waivers related to the McDonald's Preliminary/Final Land Development & Subdivision Plan, particularly Section 400 for preliminary/final submission; Section 733.621 related to distance for a driveway centerline; a deferral from Section 749.1 for installing the sidewalk; and Section 774.31 to permit a detention basin to dewater longer than 24 hours was moved by Hugh Harris and seconded Bert Smalley. The motion carried unanimously.

The motion to recommend approval of the McDonald's Preliminary/Final Land Development & Subdivision Plan, provided all conditions of the letters from Carroll Engineering, dated October

15, 2026, Zoning Officer's letter dated October 15, 2026, and Hecktown Fire Company, dated October 16, 2026 letter are addressed was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

Justin Klee shared this development is slated for construction in 2028 due to expected approval lead time from PADOT.

No comments under **COURTESY OF THE FLOOR.**

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously. The meeting adjourned at 6:47 p.m.

Respectfully submitted,

Lori B. Seese
Planning & Zoning Administrator