



# LOWER NAZARETH TOWNSHIP

## PLANNING COMMISSION

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### Planning Commission

Linda Crook, Chairperson  
Zachariah Cobrinik, Vice Chairperson  
Tara Capecci, Secretary  
Hugh Harris  
William Hughes

## Planning Commission Minutes November 16, 2009

Chairperson, Linda Crook, called the meeting to order at 7:00 p.m. Also in attendance: Tara Capecci, Zach Cobrinik, Hugh Harris, Bill Hughes, Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator.

### APPROVAL OF MINUTES

Motion to approve the minutes of the September 21, 2009 meeting was moved by Hugh Harris and seconded by Zach Cobrinik. The motion carried unanimously.

### CORRESPONDENCE & ANNOUNCEMENTS

The Northampton Crossings Signage Waiver Request is tabled at this time at the Applicant's request.

### SUBDIVISION/LAND DEVELOPMENT

#### Lowes Home Centers – Advisory Review for Zoning Hearing Board & Conditional Use #CU2009-02

Present for the Application: David Koerner, Lowes; Russell McFall, KZA Engineering; Robert Hoffman, Traffic Planning & Design; and Michael Gavin, Attorney.

No one was present in the audience.

Michael Gavin reviewed the proposed plan, noting that this store will be approximately 25,000 s.f. smaller than the store located off Freemansburg Avenue. Discussion started with the Zoning Advisory Review comments, pursuant to the Township Engineer's November 12, 2009 Zoning Review letter.

Extensive discussion followed regarding the parking requirements and how the stores were chosen for the Parking Study. The report supports the parking reduction; however, Zach Cobrinik pointed out statistics can be skewed to represent whatever you want. More discussion followed regarding the parking, in particular about whether parking could be created in the future if needed. Lori Seese pointed out that the Zoning Ordinance does allow for a conditional reduction under Article 17, Section 1701.B.2. The Planning Commission felt that a reduction in parking could be allowed with the condition that provisions be included in the plan to add more parking if needed.

Township Engineer, Albert Kortze, recommended installation of a sidewalk along the northeasterly driveway terminating at the Target parking lot. It was recommended in the event that overflow parking was needed customers could access that lower lot on the Target property safely by using a sidewalk. David Koerner stated that Target may not agree with the sidewalk. Sidewalks were also recommended between the parking aisles, similar to the Target property to improve pedestrian traffic. David Koerner stated that this may not be possible due to the kind of carts they use and the size of the products purchased in their store. The Planning Commission still felt strongly about and recommended that 1-2 sidewalks be installed.

Provided the Applicant addresses the Township Engineer's recommendations in his November 12, 2006 letter, the Planning Commission did not have any additional comments or take issue with a reduction in the number of cart corrals, the length of the parking aisle, the maximum driveway width, or the paved area setbacks.

Regarding the height and number of parking lot light fixtures, Mr. Kortze stated a variance from this requirement would not be an issue provided the Applicant does not use the curved lens light fixture depicted on the plan. Also agreed to was the Applicant would only change the height of the fixtures in the front parking lot. The Applicant also agreed to install additional fixtures in the rear parking lot at a height of 25 feet in lieu of 35 feet originally requested.

Michael Gavin reviewed the items in the Township Engineer's November 12, 2009 Conditional Use letter and noted that they would comply. Linda Crook requested that cross-access be provided to the Easton Hospital property (remaining 5.8 acre lot). The Planning Commission did not have any additional comments.

The motion to recommend Conditional Use Approval provided Keystone Consulting Engineer's November 12, 2009 letter is addressed and cross-access is provided to the Easton Hospital property to the west, was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

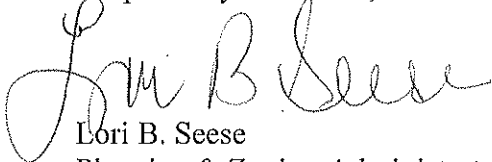
### COURTESY OF THE FLOOR

There were no items of discussion.

### ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator