



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

306 BUTZTOWN ROAD
BETHLEHEM, PA 18020-9718
TELEPHONE: 610-759-7434
FAX: 610-746-3317

Planning Commission

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

Planning Commission Minutes April 27, 2009

Chairperson, Linda Crook, called the meeting to order at 7:00 p.m. Also in attendance: Hugh Harris, Tara Capecci, Zach Cobrinik, Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator. Commission member, Bill Hughes, was not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the March 16, 2009 meeting was moved by Hugh Harris and seconded by Zach Cobrinik. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

There were no items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Nazareth Borough Municipal Authority Wastewater Treatment Facility Upgrade – Preliminary/Final Land Development Plan

Present for the Application: Justin Coyle, Authority Engineer

Al Kortze reviewed his April 23, 2009 letter. Justin Coyle reviewed the proposed plan, and explained they are planning an upgrade to the current facility to improve operation. Should they find they need to expand the plant in the future, they will be in a position to go to DEP to be re-rating. The motion to recommend approval of the Nazareth Borough Municipal Authority Wastewater Treatment Facility Upgrade – Preliminary/Final Land Development Plan provided the comments of Mr. Kortze's April 23, 2009 letter are satisfied was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

Brown Daub Chevrolet Volvo Conditional Use CU2009-01

Present for the Application: Attorney Brian Monahan, Consultant Christopher Brown, and Applicant Brian Gault.

Brian Monahan introduced the revised Conditional Use application, along with the alternative request for favorable interpretation as a pre-existing non-conforming use. Mr. Monahan also noted that plans to address building code compliance are in process and should be ready for submission very shortly. They are being prepared by Liberty Engineering. Chris Brown

reviewed the proposed plan, and noted that H&K Towing was the last known use in the building prior to Brown Daub. Extensive discussion followed whether the use should be interpreted as a continued non-conforming use, whether the project fit the description of a Planned Business Development, and if not, could the Planning Commission take action on this plan. It was ultimately agreed that:

1. The proposed uses are not continuing uses, as the warehouse use and retail sales use are definitely different from the previous towing business (auto repair or maintenance use);
2. The warehouse use, wholesale sales use, and retail sales are all Permitted by Right uses within a Planned Business Development;
3. The project fits within the description of a Planned Business Development, and therefore could be reviewed under the Conditional Use process pursuant to the Zoning Ordinance.

Al Kortze reviewed his April 23, 2009 letter. The items of Lori Seese's letter were also reviewed. Al Kortze will discuss the traffic impact, septic requirements, existing lighting, and soil erosion requirements directly with Chris Brown. The motion to recommend approval of the revised Brown Daub Chevrolet Volvo Conditional Use application subject to all conditions of Al Kortze and Lori Seese's letters being addressed, with details to be worked out with staff, was moved by Zach Cobrinik and seconded by Hugh Harris. The motion carried unanimously.

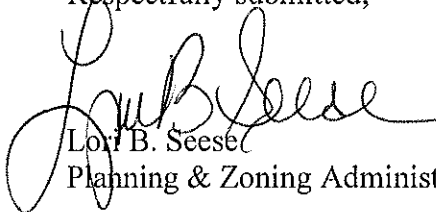
COURTESY OF THE FLOOR

There were no items of discussion.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:05 p.m. by motion of Tara Capecci and second by Hugh Harris. The motion carried unanimously.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator