



LOWER NAZARETH TOWNSHIP

PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
Zachariah Cobrinik, Vice Chairperson
Tara Capecci, Secretary
Hugh Harris
Ronald Siedlecki

Planning Commission Minutes April 26, 2010

Chairperson, Linda Crook, called the meeting to order at 7:00 p.m. Also in attendance: Commission Members Zach Cobrinik, 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 February 22, 2010 meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Lower Nazareth Elementary School – Kenyon Energy Solar Panel Array Site Plan

Present for the Application: Lewis Lengyel, Nazareth Area School District; Michael Dykstra, Kenyon Energy; and Justin Coyle, Engineer.

Township Engineer, Albert Kortze reviewed his April 22, 2010 letter. Lori Seese reviewed her April 26, 2010 letter. The Applicant indicated the height of the solar panels will be approximately on an angle, with the top being approximately 6-7 feet and the bottom approximately 2-3 feet. They will screw into the ground and no concrete will be involved. A 6-foot chain-link fence will surround the solar array. A screen of 6-foot arborvitae on a 5x5 grid will be planted along the northerly and easterly boundary of the solar array. Due to the timing of their applications and construction schedule, the Applicant anticipated that the trees would go in last bringing their installation to approximately October 2010. The Planning Commission noted that the footprint of the array presented by the Applicant was different than that which was submitted to the Township. The Applicant indicated this was due to changes they were making to ensure they were making the best use of the land and funds they would have available to them. The Applicant indicated that they will be able to produce 65% of the electricity currently required by the school. They don't produce more than 65% because the electricity would be overproduced and could not be used by the School. The motion to recommend approval of the Lower Nazareth Elementary School Kenyon Energy Solar Panel Array Site Plan provided the comments of Al Kortze and Lori Seese's letters are adequately addressed, with the recommendation that the submission to the Board of Supervisors be as precise as possible and that the adjoining owners within 200 feet are notified of said submission, was moved by Zach Cobrinik and seconded by Tara Capecci. The motion carried unanimously.

COURTESY OF THE FLOOR

Zach Cobrinik indicated that he had been reading the publication, "*The Planning Commission in Pennsylvania*", published by the *Governor's Center for Local Government Services*, which outlines Planning Commission creation, duties and responsibilities. Zach stated that he did not feel the Planning Commission was taking a pro-active approach in their role, particularly as it pertains to traffic in the Township. Of particular concern are the intersections of Route 191/Newburg Road and Routes 191/946. Linda Crook and Hugh Harris related their knowledge of traffic improvements which have been recommended during their tenure on the Planning Commission and during the Traffic Impact Fee adoption process. Zach stated that the Planning Commission should know what is of particular concern to the Township so they can make good recommendations during the course of their plan reviews. As there are a number of new members to the Planning Commission who are unfamiliar with the bureaucracy of installing major traffic improvements and of the scope of the Traffic Impact Fee ordinance, Zach suggested that the Planning Commission request a presentation from Township Staff and/or consultants to educate the Planning Commission on the Township's vision for traffic improvements for Lower Nazareth Township and how the funds are planned to be used.

The following motion was made by Zach Cobrinik and seconded by Ron Siedlecki:

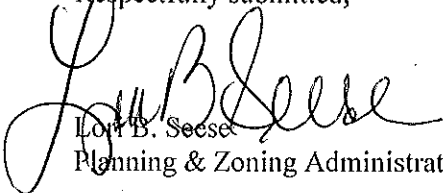
We as a Planning Commission request a presentation from Township Staff regarding traffic, in particular to and including money available for traffic improvements along with guidelines how to use those funds, any projections how the traffic improvements will be developed, an inventory of all plans being considered as traffic solutions to problems, a plan for approaching the problem, as part of a further commitment to focus the Planning Commission's energies and take an active role in furthering better traffic flow in the future.

The motion carried.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 8:50 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator