



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
Leroy Bickert, Vice Chairperson
Tara Capecci, Secretary
Hugh Harris
Ronald Siedlecki

Planning Commission Minutes March 19, 2012

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Leroy Bickert, Hugh Harris and Ronald Siedlecki; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator. Tara Capecci was not present.

APPROVAL OF MINUTES

Motion to approve the minutes of the February 27, 2012 meeting was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Greenfield Industrial Park Revised Final Land Development Plan - continuation

Present for the Applicant: Ron Madison, P.E. and Dave Miller, P.E. of Rettew Engineering, as well as Attorney Jim Preston.

Mr. Kortze reviewed his March 15, 2012 letter. Curbing has been provided along the northerly side of Hanoverville Road. The Applicant is in the process of making changes to the traffic plans. In regard to the truck stacking concern, Ron Madison stated that the east entrance to the site has been modified for (3) lanes, able to accommodate 10 trailers. Ron Siedlecki requested an area for drivers to clean out their trucks, complete paperwork, etc. to control litter, double-parking, etc. citing problems the township experiences with another warehouse across the street from this project. Mr. Madison stated that they believe the curbing they've added will prevent trucks from double-parking when they depart.

Stuart Schooley, owner of Dutch Springs, inquired if the restrictions applied to IDI could be applied to this project. Discussion followed regarding previous approvals granted to the project and an opinion issued by the Township Solicitor relative to the Conditional Use approval. Mr. Schooley suggested that the Board of Supervisors reopen the Conditional Use hearing so the restrictions used in the IDI hearings could be applied to this project. He intends to pose this suggestion to the Board of Supervisors when this plan comes before them.

Tom Schray, 4845 Hanoverville Road, stated a concern that the line of sight profiles were provided from grade and not from the living space. He requested that they be modified to show line of sight from the living space.

The motion to recommend approval of the Greenfield Industrial Park Revised Final Land Development Plan provided all comments of Mr. Kortze's March 15, 2012 letter are addressed, along with the following additional items:

1. The lake water in Dutch Springs be tested and monitored at the same frequency as the wells on the Greenfield property; and
2. Line of sight profiles be provided from the living space in lieu of from grade;

Was moved by Ronald Siedlecki and seconded by Hugh Harris. The motion carried unanimously.

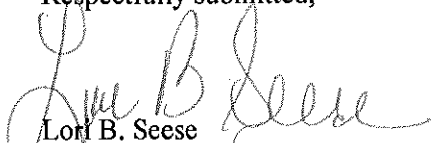
COURTESY OF THE FLOOR

Linda Crook made the suggestion that the next time the Zoning Ordinance is modified a provision should be added for a sunset on Conditional Use approvals, particularly if the plan related to a Conditional Use approval is modified.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously. The meeting adjourned at 7:08 p.m.

Respectfully submitted,


Lori B. Seese
Planning & Zoning Administrator

/lbs