



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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Planning Commission

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

Planning Commission Minutes July 16, 2012

Chairperson, Linda Crook, called the meeting to order at 6:30 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 May 21, 2012 meeting was moved by Ron Siedlecki and seconded by Leroy Bickert. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Phillips & Phillips Building Addition – Preliminary/Final Land Development

Present for the Application: Blaine Phillips, Applicant; Paul Szewczak, P.E., Liberty Engineering

Paul Szewczak provided a review of the existing uses and structures on the property. The addition is proposed in the rear of the existing warehouse. They have sized it according to how much they can fit in the rear of the property due to the topography of the land. Mr. Szewczak reviewed improvements that are proposed. No new employees are proposed as part of the addition; therefore no water or sewer increase is needed. A westerly portion of the property will be graded to balance the cut and fill of the construction. Due to the number of items in Mr. Kortze's letter, he did not recommend that the plan be approved at this time. The motion to table the Phillips & Phillips Building Addition – Preliminary/Final Land Development plan until next month was moved by Hugh Harris and seconded by Leroy Bickert. The motion carried unanimously.

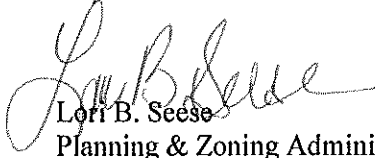
COURTESY OF THE FLOOR

Gene Miller, 4237 Hecktown Road, was present in the audience. He had a site plan that was supposed to be on the agenda; however he asked that it be tabled earlier this date. He stated that they are unsure if they will proceed with the solar energy project due to the costs involved in obtaining approval from the Township. They support solar energy and thought that this would be an asset to the property if they decided to sell in the future. Leroy Bickert stated he had visited the site to view the area proposed for the solar energy system. He will let the township know if they decide to go ahead.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously. The meeting adjourned at 6:40 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lori B. Seese".

Lori B. Seese
Planning & Zoning Administrator