



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 September 17, 2012

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Leroy Bickert, Tara Capecci, Hugh Harris and Ronald Siedlecki; Township Engineer Albert Kortze, and Eric Albert Municipal Office Operations Coordinator.

APPROVAL OF MINUTES

Motion to approve the minutes of the August 20, 2012 meeting was moved by Hugh Harris and seconded by Ronald Siedlecki. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Gene & Nancy Miller Solar Panel Array Site Plan

Present for the Application: Gene & Nancy Miller, Applicant
Andrew Ciasulli of Sonic Development Inc.
Terry DeGroot of Terraform Engineering

Mr. DeGroot addressed the concerns referenced by Mr. Kortze's letter dated September 12, 2012, regarding the trenching, staging areas and temporary access roads. Mr. DeGroot stated that all access to the rear of the property would be obtained by traveling along the left side of the home so that they can avoid driving over the septic tank and drain field. Also all trenching will be placed to the same side to avoid interfering with septic system or conveyance pipes. Mr. DeGroot also addressed the concerns referenced in a letter sent out by Lori Seese Planning & Zoning Administrator on September 17, 2012 stating that the proposed plan does not screen from all vantage points. Mr. DeGroot stated that they felt that the proposed site was far enough back that the adjoining neighbors, with the proposed screening, would not see the solar panels. Rob Pitsko who lives on the eastern side of the Miller's spoke to this point and agreed with Mr. DeGroot stating that he felt that the proposed buffers were more than adequate and that he would have no problem with the project going forward as depicted. The Planning Commission agreed with Mr. DeGroot and Mr. Pitsko, and felt that the proposed buffers were fine, and did not need to be extended.

The motion to recommend the acceptance of the Solar Array Site Plan as previously depicted while keeping with the recommendations of Mr. Kortze was made by Ronald Siedlecki and seconded by Leroy Bickert. The motion carried unanimously.

There were no comments under COURTESY OF THE FLOOR.

ADJOURNMENT

The motion to adjourn was moved by Leroy Bickert and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 6:44 p.m.

Respectfully submitted,



Eric Albert
Municipal Office Operations Coordinator