



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 15, 2013

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 Lori Seese, Planning & Zoning Administrator.

APPROVAL OF MINUTES

Motion to approve the minutes of the June 17, 2013 meeting was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Saratoga Farms Final Major Subdivision

No one was present for this application. The Board moved on to the next application.

IDI Brown Tract Conditional Use CU2013-02

Present for the Application: Attorney James Kratz, Engineers Brian Evans and Kevin McGarvey, and for the Applicant, Frank Petkunas.

Attorney Kratz stated that they Applicant concurs with recent correspondence from Township Solicitor, Gary Asteak, regarding the required zoning variances and acquiring them prior to the Conditional Use hearing.

Brian Evans provided an overview of the proposed project. Location of truck stacking, traffic, intersection improvements, etc. were discussed. Line of Sight drawings were also reviewed. Mr. Kortze reviewed his July 12, 2013 letter. Ron Siedlecki agreed that the density of the trees needs to be increased. Stormwater management was discussed at length. The only other options for stormwater management, in lieu of using the adjoining property, would be to keep it underground or to reduce the building size. The project is proposed to have a sewer connection through Palmer Township's sewer system.

Brian Evans reviewed the variances they will be requesting from the Zoning Hearing Board. The Planning Commission suggested that all the trees that should be within the buffer should be moved to the other side and more – as many as you can get.

There were no comments under COURTESY OF THE FLOOR.

The motion to recommend Conditional Use approval for the IDI application provided all comments of Al Kortze's July 12, 2013 and Lori Seese's July 15, 2013 are addressed, additional screening is provided along all residential lot lines, a right turn only is provided for existing trucks, and a suggestion is provided to PADOT to add additional lanes to the bridge over Route 33 was moved by Leroy Bickert and seconded by Ron Siedlecki. The motion carried unanimously.

The Planning Commission also recommended approval of all variances, as presented.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously. The meeting adjourned at 7:25 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator