



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 15, 2014

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 August 18, 2014 meeting was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously.

CORRESPONDENCE & ANNOUNCEMENTS

No items of discussion.

SUBDIVISION/LAND DEVELOPMENT

Keystone Shed Company Preliminary/Final Land Development Plan

Present for the Application: Jake Hayward, Keystone Shed and David Lear, P.E., Lehigh Engineering

They will be applying for their NPDES permit. Al Kortze highlighted items of his letter, particularly Item #10 - PADOT driveway approval is required for the southern entrance which is to be used for both ingress and egress access. The handicapped parking should be moved to another location due to truck traffic circulation. Sight distance was discussed. Al noted that it must meet PADOT criteria. Jakes stated that trucks come only a few times a week to the site and there are some direct home deliveries.

Al also noted the Sewage Enforcement Officer's letter. David Lear said their sewage guy will take a look at it and they will move the sheds out of the way if necessary.

Lori Seese reviewed her letter.

Ron Siedlecki inquired if anyone ever picks up their own shed. Jake said only 1-2 per year out of ± 200 sheds sold.

Jean Fiore, 173 Butztown Road stated that her property abuts the agricultural use of the subject property. She inquired about the proposed future use of that area, which will stay in agricultural. She asked if they would have to come back if they wanted to do anything else, which was answered affirmative. She stated that the agricultural use is a good barrier between the residential uses to the rear.

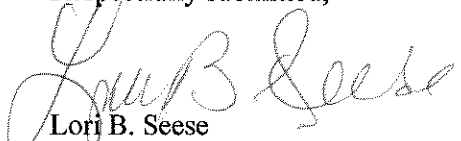
The Planning Commission had no other comments. In light of the number of items that need to be satisfied on the Township Engineer's letter, they voted to the plan, asked that the plan is cleaned up and come back at another time.

There were no additional comments under COURTESY OF THE FLOOR.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ron Siedlecki. The motion carried unanimously. The meeting adjourned at 6:55 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator