



# LOWER NAZARETH TOWNSHIP

## PLANNING COMMISSION

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### **Planning Commission**

Linda Crook, Chairperson  
Hugh Harris, Vice Chairperson  
Tara Capecci, Secretary  
Bert Smalley  
Travis Gerould

## **Planning Commission Minutes June 15, 2020**

*~ Hybrid Virtual Meeting ~*

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Commission Members Tara Capecci, Travis Gerould, Hugh Harris, and Bert Smalley and Lori Seese, Planning & Zoning Administrator were also present on behalf of the Township. Keith Lawler, P.E. of Keystone Consulting Engineers was present remotely.

### **APPROVAL OF MINUTES**

Travis noted a change to the paragraph under Parks Recreation & Open Space Plan where the Planning Commission was discussing the Community Center. Travis suggested adding the word "building" after "Community Center". The motion to approve the minutes of the May 18, 2020 meeting as amended was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

### **SUBDIVISION/LAND DEVELOPMENT**

#### **Brown Daub Hyundai Building Addition – Preliminary/Final Land Development Plan**

Present for the Application: Paul Szewczak, Liberty Engineering

Paul Szewczak described the proposed project. The dealership will now be Hyundai – he was uncertain what will happen to the Fiat dealership. Keith Lawler reviewed his letter. There was one waiver request regarding preliminary/final submission.

The motion to recommend preliminary/final land development approval and granting the waiver request, provided Keith Lawler and Lori Seese's letters are addressed was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

#### **The Residences at Meadow View – Sketch Plan**

Present for the Application: James and Troy Faust, Applicants; Michael Preston, P.E., Ott Consulting

Michael Preston provided an overview of the proposed project. Troy Faust noted they would like to move the parking under the building to decrease the impervious cover. Building height would be approximately 50-55 feet high. Parking is estimated at (1) space per unit. The tenants will not have to clean off their cars in the winter and it will be easier to get in their cars. Linda

Crook, Bert Smalley and Travis Gerould stated they are not in favor of the height request. No children will be permitted to reside in the apartment buildings. Troy Faust gave examples of their other apartment buildings for the Commission's reference. Rent will be approximately \$1,500-1,750.00. Regarding the Community Center requirement of the Zoning Ordinance, Troy stated one building will have the Community Center and the second building will have a Gym. Each building will accommodate 45 units. The Planning Commission had no additional comments.

### **LVHN Hecktown-Oaks Phase II – Preliminary/Final Land Development Plan**

Present for the Application: Brent Tucker, P.E., The Pidcock Company

Brent Tucker reviewed this next phase of development. He noted that in the proposed 4-story addition, they will be fitting out only the first floor and shelling out the other three floors. The helipad will be for transport out only. They estimate there will be approximately 3-4 flights per month. Lastly, the bus stop has been moved to LANTA's preferred location.

Building height was discussed. Brent noted that the Ordinance allows a building to be as tall as (7) feet. The Planning Commission commented that the expansion of the number of stories over what was approved under Phase I has been in a short period of time.

Tara Capecci inquired about the helipad. It was inferred in previous appearances before the Township that they would not need a helipad. Had they indicated they wanted to have a helipad, the Planning Commission would have had them relocate the Emergency Room to the other side of the site, away from the residential properties.

Rachel Lefebvre, Hecktown-Oaks President, stated that the hospital will not become a Trauma Center – they will be transporting out only. It is better to locate the helipad next to the ER, especially when minutes matter.

Linda and Tara asked if they could move the ER? Rachel stated they are a little far along in the construction to make that kind of change. She did not think the noise from one side of the hospital to the other will make that much of a difference.

Travis inquired about the flight path. Brent explained that the flight path has been approved by FAA and the PADOT Bureau of Aviation.

Tara inquired if a noise study could be conducted? Hugh Harris stated that emergency vehicles are exempt from noise requirements.

Linda stated that this design did not take the neighborhoods into consideration. Bert Smalley inquired if the helicopter use could evolve into more in the future. Rachel Lefebvre stated they do not anticipate it will – most of the transportation will be on the ground.

Lori Seese asked Brent Tucker if they could add more screening on the eastern and southeastern corners to protect residential sight lines.

Anthony Pollicelli, 3145 Val Vista Drive, stated his concerns about the addition of the helipad to the site. He does not like the increased development of the site. He stated that no number of trees will screen the hospital complex from this property.

For the record, there were (6) other individuals connected to the meeting – no comments were received.

After further discussion, the Commission agreed they would make a resolution for approval; however, it is with reservation.

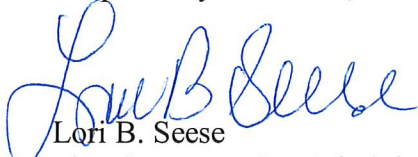
The motion to recommend Preliminary/Final Land Development of the LVHN Phase II development provided Keith Lawler and Lori Seese's letters are addressed was moved by Hugh Harris and seconded by Travis Gerould. In addition to this motion, the Commission added the following statement: The Planning Commission feels obligated to recommend approval due to the fact that it is permitted by the Zoning Ordinance; however, the Planning Commission feels the zoning is inadequate. They would have recommended the relocation of the Emergency Room and helipad had they known they would be introducing a helipad to the site. The motion carried unanimously.

**COURTESY OF THE FLOOR**

**ADJOURNMENT**

The motion to adjourn was moved by Travis Gerould and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 8:30 p.m.

Respectfully submitted,



Lori B. Seese

Planning & Zoning Administrator