



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 July 16, 2018

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Tara Capecci and Hugh Harris; Township Engineer Albert Kortze, and Lori Seese, Planning & Zoning Administrator. Commission Members Bert Smalley and Travis Gerould were absent.

APPROVAL OF MINUTES

Motion to approve the minutes of the March 19, 2018 meeting was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT

ICS Warehouse – Sketch Plan

Present for the Application: Terry DeGroot, Engineer; Kevin Detrick, Owner, and Brian Bath on behalf of the Applicant.

Innovative Control Systems (ICS) makes car wash equipment. They proposed to develop the site for a manufacturing and office use. Phase I is proposed at 70,000 s.f. with a 40,000 s.f. second floor, and an additional 73,290 s.f. proposed for Phase II. There are 41 dock doors depicted however, they only have a need for 3 dock doors. The doors are displayed for the possibility that if they would sell the building in the future, they want to show that a warehouse use can be accommodated. They do not receive a lot of large tractor trailer truck traffic. Their traffic is mostly UPS and FedEx. Most of the traffic to and from this site would be by car.

ICS currently manufactures the car wash terminals at a location in Palmer Township, and the office staff are in Wind Gap. They are outgrowing the buildings they are in. They also have a 20,000 s.f. building in Stroudsburg. This proposed new building would bring all the uses under one roof. In regard to Tara's question regarding shifts, Kevin Detrick explained that they don't operate under the traditional shift schedule due to the different time zones they service. Support staff comes in early, manufacturing staff comes in later, with all staff onsite in the middle of day.

Al Kortze reviewed his July 12, 2018 letter. Al noted that the Township will look for widening of Hanoverville Road along the front of the property. Al recommended that the Applicant meet with staff before they make a formal submission for land development. Regarding a traffic study, intersections to the east should include Route 191 and Hanoverville, along with Georgetown and Hanoverville. The intersections to the west should have already factored in this traffic.

The Planning Commission had no additional comments and took no action this being a Sketch Plan. Terry DeGroot stated the Applicant would like to be heard at the Board of Supervisors, presumably for the August 22 meeting.

AMENDMENTS TO ZONING ORDINANCE & MAP

Short-Term Rental Ordinance

The Planning Commission is in favor of this ordinance. The recommendation was made to change language on Page 9, Items a, b, c and g to state that these items be interconnected and centrally monitored. They also inquired about Building Code requirements for these items, whether they met or exceeded the Building Code.

Marsha Stiles, 670 Lexington Road, suggested limiting the number of days per year it can be rented, if it is not included already. In theory, someone could rent the property for 29 days and then rent to someone new for another 29 days, and so on.

Tara Capecci suggested adding a provision to revoke the permit to operate if there are too many calls for disturbance.

Commercial Communication Towers Ordinance

Lori Seese explained the need for the ordinance, based upon the new Distributed Antenna System (DAS) technology. It is common for these types of systems to be installed within road rights-of-way. As proposed in the ordinance, these types of DAS systems will only be permitted on Expressway and Arterial roads. The Planning Commission suggested inserting language requiring PADOT approval on any State roads. The ordinance also provides regulation for non-tower and traditional tower systems. The Planning Commission had no additional comments on this ordinance.

Prologis – Proposed Changes to Light Industrial Campus Zoning District

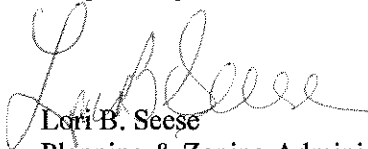
The Planning Commission has reservations about the language as proposed. In general, they do not take any issue with changing the zoning of Parcel L6-17-5C to Light Industrial (LI); however, they do not like that the language will open the door to any other properties along the municipal boundary line, particularly the Nazareth Speedway property. In addition, the Planning Commission recommends that if we have not done so already, that comments be sought from our adjoining municipalities. Any proposed improvement within 100 feet of a boundary line will most likely receive traffic from that facility and they should have the ability to comment on this language. The Planning Commission suggested that if the Board of Supervisors are in favor of making this map change, that the language be revisited in lieu of what has been proposed.

There were no comments under COURTESY OF THE FLOOR.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously. The meeting adjourned at 7:45 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator