



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 January 18, 2021

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

The motion to appoint the same slate of officers as last year was moved by Hugh Harris and seconded by Travis Gerould. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the December 21, 2021 meeting was moved by Travis Gerould and seconded by Hugh Harris. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT

Chipotle Restaurant Preliminary/Final Land Development Plan and Conditional Use CU2021-01

Present for the Application: Erich Schock, Esq. and Adam Citrullo, EIT, Bohler Engineering.

Adam Citrullo reviewed proposed changes to the site. Erich Schock reviewed response to comment letters prepared by Keith Lawler and Lori Seese. There will be (48) interior seats and (8) seats on the patio.

The requirement for sidewalk connection was discussed. In hindsight, there should have been parking along these businesses; however, it does not seem appropriate to add to this particular property.

Bert Smalley asked about the supplied traffic information. Keith Lawler stated that the Zoning Ordinance requires a study for any use generating more than 200 trips. The biggest peak is a 21-trip difference on a Saturday.

The Fire Chief's letter notes a fire hydrant being relocated. The Applicant stated no fire hydrant is being relocated and they are not sure where that comment is generated from.

The motion to recommend approval of the Chipotle Conditional Use and Preliminary/Final Land Development plan conditioned upon satisfaction of Keystone Consulting Engineer's letter and Lori Seese's letters, with the condition that a pedestrian walkway is added to the plan from the

rear parking lot to the front door, and a recommendation for approval of the requested waivers was moved by Travis Gerould and Hugh Harris. Motion carried unanimously.

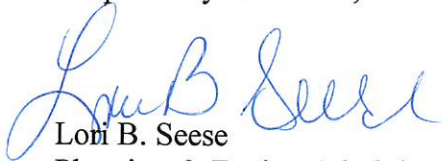
COURTESY OF THE FLOOR

Regarding the Moyzan Land Development Plan, Hugh Harris noted he read the comments of the Lehigh Valley Planning Commission. He does not believe anyone will be going to the game on their bicycle. Attendees will travel by car.

ADJOURNMENT

The motion to adjourn was moved by Tara Capecci and seconded by Bert Smalley. The motion carried unanimously. The meeting adjourned at 7:00 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator