

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 September 20, 2021

Vice Chairperson, Hugh Harris, called the meeting to order at 6:30 p.m. Also in attendance: Commission Members Tara Capecci, Travis Gerould, Hugh Harris and Bert Smalley; Engineer Keith Lawler, and Lori Seese, Planning & Zoning Administrator. Chairperson Linda Crook was not present.

APPROVAL of AGENDA and AMENDMENTS

Motion to approve the agenda as published was moved by Travis Gerould and seconded by Bert Smalley. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of August 16, 2021, meeting was moved by Bert Smalley and seconded by Travis Gerould. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

SUBDIVISION/LAND DEVELOPMENT

Residences at Meadow View, Preliminary/Final Land Development Plan

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

The review letters were discussed. Many of the comments are related to outside agency approvals which should not affect their request for conditional approval.

Tara asked that they provide a sidewalk from the buildings to the gazebo. Additional sidewalk was discussed at length.

Keith Lawler reviewed the requested waivers.

Lori Seese noted that she only had one other comment from her last letter. The recreational requirements outlined in the Conditional Use must be incorporated into the land development plan. Lori also asked if they had any success with LANta regarding a bus stop. Discussion followed. Mike Preston agreed to make a good faith effort to see if LANta could review the plan for a bus stop.

The motion to recommend approval of the Residences at Meadow View Preliminary/Final Land Development Plan and the waiver requests, along with the discussed change in sidewalk from the

apartment buildings to the gazebo, sidewalk on the northeast side, Ott Consulting must follow up with LANta about a bus stop, and striped crosswalks be added to the plan, was moved by Tara Capecci and seconded by Bert Smalley. The motion carried unanimously.

Posh Properties Self-Storage Development, Sketch Plan

Present for the Application: Seth Gahman, P.E., Bohler Engineering, and Joseph Posh, Applicant

Seth Gahman reviewed the proposed site development and existing conditions. Self-Storage Development, internal storage, is proposed. They will be seeking zoning relief for 4 stories in lieu of 3 stories, building length, and conditional use requirements.

The self-storage use is proposed as an interior conditioned space. There was extensive discussion about the proposed use.

Keith Lawler suggested they supply historical information from other existing facilities in regard to traffic.

This being a sketch plan, no formal action was required.

COURTESY OF THE FLOOR.

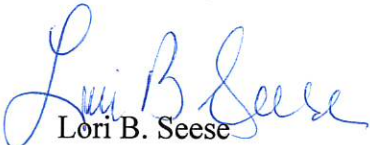
Travis noted receipt of the LVPC letter about the Dutch Springs property. Lori Seese suggested the Commission hold on to it until the application is resubmitted.

Regarding meeting format, it was the consensus of the Commission that wearing a mask will be up to each individual.

ADJOURNMENT

The motion to adjourn was moved by Bert Smalley and seconded by Travis Gerould. The motion carried unanimously. The meeting adjourned at 7:12 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator