



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 20, 2022

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

The motion to approve the Agenda as posted was moved by Travis Gerould and seconded by Bert Smalley. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the May 16, 2022 meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

There were no items of discussion under CORRESPONDENCE & ANNOUNCEMENTS.

Jeffrey Setzer and Randy Setzer, Tax Parcels #L7-6-9, L7-6-11, and L8-7-6

The meeting of Lower Nazareth Township Agricultural Security Area Committee was convened by Solicitor Gary Asteak. Present were: Jeff Setzer, Robert Hoyer, Leonard Marchica, and Travis Gerould. David Meixell was not present.

Attorney Asteak provided an overview of the submitted application and the Agricultural Security Area process. Jeff Setzer stated that the three tracts of land are within Lower Nazareth Township consisting of 134, 49, and 54 acres. Jeff stated they are doing it for the people. He and his brother are not a fan of the warehouses. They are trying to preserve what they can. Jeff stated the land is currently in agricultural use and will continue in agricultural use.

Agricultural Security Area Committee - The motion to recommend inclusion of the Setzer properties in the Lower Nazareth Township Agricultural Security Area was moved by Bob Hoyer and seconded by Travis Gerould. The motion carried unanimously.

Planning Commission - The motion to recommend inclusion of the Setzer properties in the Lower Nazareth Township Agricultural Security Area was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

The Agricultural Security Area Committee meeting concluded, and members left the meeting.

LOWER NAZARETH TOWNSHIP ZONING ORDINANCE

Consultant, A.J. Schwartz was present. The results of the Use Survey were reviewed.

The Draft Zoning Map was discussed. AJ noted that the current map has lots of different sizes within the LDR (Low Density Residential) zoning district. Those uses have been split up into different districts to more closely resemble their lot size. The map has been updated to reflect what is presently in Farmland preservation and on the Official Map.

The results of the Use Survey were reviewed. AJ noted that some uses can be removed and there are others that must be added. He will send out a homework assignment in two weeks. We will be discussing uses for each of the zoning transects.

AJ noted that Upper Nazareth Township is officially on-board to share uses with Lower Nazareth Township. They will be working to get caught up to Lower Nazareth and then we will have joint meeting to discuss uses.

Hugh asked if we would notify individual land owners that the zoning is changing? Due to the fact that it is a comprehensive change to the Zoning Ordinance and Map, we are not legally required to notify each and every property owner in the Township; however, AJ noted that it is up to the Township. Discussion followed. Need to discuss on a staff level.

AJ said he will be amending the map to address comments received at the meeting.

Hugh asked if AJ could provide the number of acres currently in the AG zoning district and what will be in the new district.

There were no comments under **COURTESY OF THE FLOOR.**

ADJOURNMENT

The motion to adjourn was moved by Tara Capecci and seconded by Travis Gerould. The motion carried unanimously. The meeting adjourned at 7:57 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator