



LOWER NAZARETH TOWNSHIP

PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
Hugh Harris, Vice Chairperson
Tara Capecci, Secretary
Bert Smalley
[vacant]

Planning Commission Minutes September 19, 2022

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

APPROVAL OF THE AGENDA

Motion to approve the agenda as published was moved by Hugh Harris and Bert Smalley. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the July 18, 2022, meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

Motion to approve the minutes of the August 13, 2022, Workshop Meeting was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

There were no items of discussion under **CORRESPONDENCE & ANNOUNCEMENTS**.

SUBDIVISION/LAND DEVELOPMENT

Subaru Dealership - JJLH Associates Preliminary/Final Land Development Plan

Present for the Application: David Lear, Lehigh Engineering, Thomas Schlegel, Esq., and David Oyler for the Applicant.

David Lear addressed the Board noting they have no problems addressing the comments in the letters from Keystone Consulting or Hecktown Vol. Fire Company. Lori Seese noted the comments in her current letter mimic the comments from her letter in 2016.

David Lear stated that the NPDES permit will be renewed. Tara Capecci asked if the stormwater will be re-evaluated when it is renewed since there has been a lot of development in the area. David stated if there have been any changes to the District's policy, the plans will need to be updated to reflect current policy.

No comments from the Floor.

The motion to recommend preliminary/final land development land development for the JJLH Associates Subaru Dealership application was moved by Bert Smalley and seconded by Tara Capecci. The motion carried unanimously.

ZONING ORDINANCE

AJ Schwartz, EPD, Zoning Consultant was present.

AJ reviewed the proposed land use table. He asked the board to review the uses and flag anything that looks funny for that zoning district. Compare columns. Determine if you are okay with it being permitted by right or should it be conditional use or special exception? This will be reviewed next meeting.

The Village Mixed Use was reviewed.

Overlays were reviewed: Rural Resource and Designated Growth. Rural Resource: Limit growth because there are limited services. Designated Growth is the inverse for higher density because there are services in those areas.

Reviewed the zoning components of the Rural Resource Overlay and Designated Growth Overlay. Linda questioned whether we would be encouraging someone to cluster the houses together. AJ explained that per DEP the septic field must be on the lot forcing the requirement for a bigger lot.

Route 191 Corridor overlay was discussed. AJ suggested including properties within 200 feet in 191 corridor to comply with access management. This overlay covers design standards, row interface, screening and buffers, shared driveways, parking, setbacks, etc. It was agreed to include the agricultural parcels in the middle in this overlay. It will be colored blue.

The proposed Zoning Ordinance Outline, Table of Contents has been prepared. It is set up differently than the current Zoning Ordinance. AJ asked everyone to look it over and provide comments as necessary.

Next up: A joint meeting with Upper Nazareth Township to focus on 20-25 uses we need to decide who will take in their Zoning Ordinance.

Our regular scheduled meeting we will review the Land Use Table and Overlays. There will also be a update presentation to the Board of Supervisors at the end of October. AJ anticipates the Zoning Ordinance will be 85% complete by November.

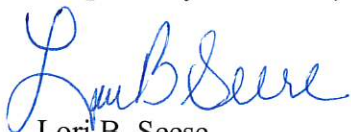
COURTESY OF THE FLOOR

Former Commission Member Travis Gerould was present. Travis thanked the Commission Members and Lori Seese for their help and work they accomplished while he was on the Planning Commission. Everyone wished Travis the best of luck.

ADJOURNMENT

The meeting adjourned at 8:03 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator