



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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Planning Commission

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

Planning Commission Minutes October 17, 2022

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

APPROVAL OF THE AGENDA

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

APPROVAL OF MINUTES

Motion to approve the minutes of the September 19, 2022, meeting was moved by Bert Smalley and seconded by Hugh Harris. The motion carried.

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

SUBDIVISION/LAND DEVELOPMENT

Preliminary/Final Subdivision – Lands of James Clemis

Lori Seese reviewed the plan submission, noting this is the last corner the Township must acquire for the Route 191/Newburg Road improvements. Keith Lawler noted that Keystone Consulting can satisfy all comments in Carroll Engineering's letter. Lori Seese noted the adjoining property owners were notified of the plan submission.

The motion to recommend preliminary/final subdivision approval for the Land of James Clemis Subdivision provided the comments in Lori Seese and Carroll Engineering's letters are properly addressed was moved by Hugh Harris and seconded Bert Smalley. The motion carried unanimously.

Sketch Plan – Chick-Fil-A Addition and Drive-Thru Improvements

Present for the Application: Adam Citrullo, Bohler Engineering; Chris McClain, Esq.; Doug Wolfe and Chris Cathcart, Chick-Fil-A (CFA)

Attorney McClain gave a brief overview of the proposed plan. Adam Citrullo reviewed the proposed modifications. Doug Wolfe explained why CFA wants to do the improvements. They will lose \pm 20 seats in the restaurant. There will be an addition to the rear to include kitchen improvements to keep up with demand. Dining room remodel/refresh and bring the restaurant

up to current standard along with the playground. All improvements are geared to updating the store to keep up with demand.

Linda Crook stated concerns for employees walking thru lines of cars. Chris Cathcart, Local Operator, explained their process during Covid. When Covid ended, their drive-thru was still in high demand. Hugh Harris asked if they will be okay with a reduction in seating? Chris Cathcart stated the drive-thru is the higher percentage of guests being served. Bert Smalley asked if the restaurant be shut down to do the improvements? Doug Wolfe stated the restaurant will be shut down for approximately 10 weeks. They are shooting to get the project completed in 2023.

Tara Capecci agrees they need it. Tara comment on the amount of traffic on Dryland Way.

Lori Seese noted in reviewing the Sketch Plan it appears they may need a few variances. Lori will review it more closely and let Bohler Engineering know what variances are needed.

Preliminary/Final Subdivision Plan – Lot Consolidation Plan for Joanne Shaughnessy Bard

Present for the Application: Ed Schlaner, P.L.S.; David Hish, Builder

Mr. Schlaner explained this plan is simply combining two deeds into one deed. There were no comments from the Planning Commission.

The motion to recommend the waiver for a preliminary/final submission and recommend approval of the Preliminary/Final Lot Consolidation Plan for Joanne Shaughnessy Bard provided the Keystone Consulting and Zoning Administrator's letters are adequately addressed was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

ZONING ORDINANCE

AJ Schwartz, EPD, Zoning Consultant was present.

Members of Upper Nazareth Township Planning Commission were present to discuss land uses to be assigned the municipalities. Two Upper Nazareth Township Supervisors were also present in the audience. The potential uses which need to be shared between the municipalities (7 uses) were discussed. Upper Nazareth Township left the meeting after this discussion.

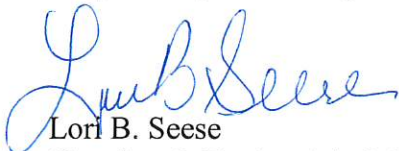
Lower Nazareth Township: The Land Use Table was reviewed.

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

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously. The meeting adjourned at 9:28 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator