



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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Planning Commission

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

Planning Commission Minutes January 16, 2023

Acting Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Commission Members Tara Capecci (virtual), Hugh Harris and Edward Dulac; Engineer Keith Lawler, and Lori Seese, Planning & Zoning Administrator were also present. Commission Member Bert Smalley was not present.

REORGANIZATION

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

APPROVAL OF THE AGENDA

Motion to approve the agenda as posted was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the December 19, 2022 meeting was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

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

SUBDIVISION/LAND DEVELOPMENT

Koch 33 Toyota Dealership Expansion – Preliminary/Final Land Development Plan

Present for the Application: Joel Widders, P.E., Evans Engineering; Tom Koch for the Applicant.

Engineer Keith Lawler reviewed his letter. Regarding the Fire Dept letter, Joel stated no hydrants will be relocated. Knox box and sprinkler will be addressed during construction. Lori Seese had minimal comments.

Hugh Harris made the motion to recommend approval of the Koch 33 Toyota Dealership Expansion Preliminary/Final Land Development Plan provided the comments in the letters from Keystone Consulting Engineers, Hecktown Fire Company, and Lori Seese are addressed, including a recommendation to grant the requested waivers. The motion was seconded by Ed Dulac. The motion carried unanimously.

ZONING ORDINANCE AMENDMENT

The Commission noted receipt of a letter from Attorney Asteak and the proposed ordinance to remove “warehouse” from the Light Industrial zoning district. Hugh Harris made a motion to recommend the Board of Supervisors act in a in positive fashion motion to adopt the ordinance. The motion was seconded by Ed Dulac. The motion carried unanimously.

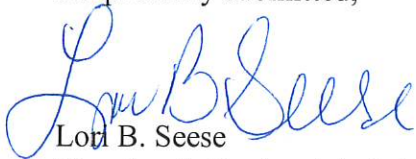
COURTESY OF THE FLOOR

Supervisor Steve Brown addressed the Planning Commission. He told them they are doing a fantastic job with the Zoning Ordinance Update. They are putting the community needs first, working to alleviate traffic concerns, and handling properties in similar situations consistently. Chairperson Linda Crook thanked Supervisor Brown.

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously. The meeting adjourned at 6:45 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator