



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

623 MUNICIPAL DRIVE
NAZARETH, PA 18064
TELEPHONE: 610-759-7434
FAX: 610-746-3317

Planning Commission

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

Planning Commission Minutes August 21, 2023

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Commission Members Tara Capecci, Hugh Harris and Bert Smalley; Engineer Keith Lawler, and Lori Seese, Planning & Zoning Administrator were also present.

APPROVAL OF THE AGENDA

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

APPROVAL OF MINUTES

Motion to approve the minutes of the July 17, 2023 meeting was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously.

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

SUBDIVISION/LAND DEVELOPMENT

Koch 33 Collision Center Expansion – Preliminary/Final Land Development Plan

Present for the Application: Holly Evans, P.E., Evans Engineering

Holly Evans and Keith Lawler reviewed his comment letter. The requested waivers were discussed. The Planning Commission was concerned about the change of parking for cars to parking for employees. Would there be enough parking? Holly stated it is simply a demonstration that they can comply with the Zoning Ordinance requirements. Lori Seese reviewed her comment letter.

The motion to recommend approval of the Koch 33 Collision Center Expansion Preliminary/Final Land Development Plan along with the requested waivers provided the comments in the letters from Keith Lawler and Lori Seese are satisfactorily addressed was moved by Hugh Harris and seconded by Bert Smalley. The motion passed unanimously.

Stone Briar II – Preliminary/Final Major Subdivision Plan

Present for the Application: Lew Rauch, Lehigh Engineering

Lew Rauch noted they were not looking for formal action. They know that they must get a zoning change. Applicant Ron Delserro wanted the plan to get back before the Planning

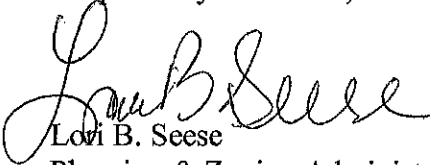
Commission. They are working with the Board of Supervisors regarding land preservation for a portion of the surround properties. They also have outside agency approvals they need to obtain. Discussion about the agricultural security/easement status of adjoining parcels. The Planning Commission had no other concerns with the plan. When the plan comes back before the Planning Commission, the formality of a motion should be the only thing required.

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

ADJOURNMENT

The motion to adjourn was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously. The meeting adjourned at 7:10 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator