



# 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 March 18, 2024**

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Present: Commission Members Hugh Harris, Tara Capecci, Bert Smalley and Edward Dulac; Township Engineer Justin Coyle, Township Solicitor Gary Asteak, and Lori Seese, Planning & Zoning Administrator. Zoning Consultant Carolyn Yagle, EPD was present virtually.

### **APPROVAL OF THE AGENDA**

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

### **APPROVAL OF MINUTES**

Motion to approve the minutes of the February 18, 2024 meeting was moved by Bert Smalley and seconded by Hugh Harris. The motion carried unanimously.

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

### **SUBDIVISION/LAND DEVELOPMENT**

#### **3913 Hollo Road Preliminary/Final Minor Subdivision Plan**

Tabled at the Applicant's request. They must submit new plans.

### **ZONING ORDINANCE AND MAP AMENDMENTS**

Tax Parcel #L7-6-12 Zoning Map Change – The Planning Commission was familiar with the parcel and the need for a zoning change. The motion to recommend adoption of the ordinance to change the zoning of Tax Parcel L7-6-12 to TD-2 was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously.

Mineral Extraction Zoning Text and Zoning Map Changes – Lori Seese and Gary Asteak reviewed the proposed ordinance and coordinated efforts with Heidelberg and New Enterprise. Lori Seese noted that inclusion of the Overlay Map in the adoption package is not necessary because the concerns were addressed within the text. Only the Zoning Map will change. The motion to recommend approval of the Mineral Extraction Zoning Ordinance and Map Change

with the noted exclusion was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

Miscellaneous Zoning Text Changes – Lori Seese reviewed the proposed changes within the ordinance. Lori also noted that David Ronca was present to speak to the Commission about proposed changes. Hugh inquired about adopting the proposed ordinance and addressing Mr. Ronca’s concerns under a separate ordinance. Attorney Asteak agreed that this would be an appropriate course of action which would allow the ordinance to move forward. The motion to recommend approval of the proposed ordinance as presented and address Mr. Ronca’s concerns under a separate ordinance was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

David Ronca presented his concerns to the Commission. Mr. Ronca’s consultant, Charles Schmehl, reviewed a March 13, 2024 memo he prepared outlining suggested changes to the Zoning Ordinance.

Ed Dulac stated he is not prepared to make any comments as Mr. Ronca’s information was just provided to the Commission. He would like more time to review both Mr. Ronca’s materials and the response prepared by the Township’s consultant, EPD. Attorney Asteak suggested Mr. Ronca make a request for a zoning text or map change and provide a proposed amendment. Gary also offered to share our consultant’s comments with Mr. Ronca. The motion to table further discussion on Mr. Ronca’s request was moved by Hugh Harris and seconded by Ed Dulac. The motion carried unanimously.

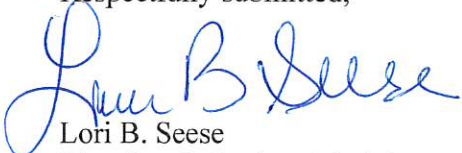
Jim Godiska, present in the audience, inquired about whether the changes would affect Mr. Ronca’s property or all the properties within the industrial zoned area. Mr. Schmehl stated it could be done either way.

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 was adjourned at 7:30 p.m.

Respectfully submitted,



Lori B. Seese  
Planning & Zoning Administrator