

**UPPER NAZARETH TOWNSHIP
PLANNING COMMISSION
100 NEWPORT AVENUE
NAZARETH, PA 18064**

Minutes of July 27, 2023

The regular meeting of the Upper Nazareth Township Planning Commission was called to order by Chairman Scott Sylvainus at 7:00 p.m. on Thursday, July 27, 2023, in the Township Building.

ROLL CALL

The following members were present: Jay Benfield, Pamela Berlew, Scott Sylvainus, Robert Williams, Zoning Officer John Soloe, Clerk Angela Strohl, and Recording Secretary Deanne Werkheiser. Jim Campana was absent.

APPROVAL OF AGENDA

Motion was made by Robert Williams, seconded by Jay Benfield to approve the July 27, 2023, meeting agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion was made by Robert Williams, seconded by Jay Benfield to approve the July 13, 2023, meeting minutes. Motion approved unanimously.

NEW BUSINESS

Zoning Ordinance update. Scott stated an updated version was received and distributed. John Soloe stated the first two pages are definition changes. We will review the updated version.

Amended definitions for Homebased Business and Home Occupation are ok.

Section A is 27-403 #3-A. Brief discussion ensued regarding farmers markets and related sections in parts of section 4.

Section FF- This is actually related to DD, not FF. John asked members to look at pages 8 and 15. Think about what happened during COVID-19. How does this work? M on page 8, Beverage Distribution- what about alcohol? Why wouldn't M and DD be combined? What kind of facility is this? Scott responded M is like a distillery, winery, etc. The issue is with what type of beverage- alcoholic or non-alcoholic.

Part 4 27-402 Additional requirements for specific principle uses - John stated everything in red is the changes made. There is a lot of bouncing around. Scott stated there should be a # 4 for uses. Angela replied principle and accessory uses are combined. Scott stated Adult Day Care is missing as well as several others. John replied that has been moved to Day Care. A brief discussion of numbering and lettering ensued.

27-402-3-A-4-John stated Bed and Breakfast was removed but K-2 adds it in. What do we want? Brief discussion ensued. Pamela stated it should be taken out completely. Only allowed as a primary use. Robert agreed. Bed and Breakfast now Primary Business. John stated there was a good spread of agricultural uses in now.

27-402-3-A-6- John stated this needs to be reviewed for accuracy.

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27-402-3-B- Briefly reviewed the differences between large and small animal hospitals.

27-402-3-I-2- remove #2.

27-402-3-K-1- Make sure correct districts are sited.

27-402-3-K-2 and 2a- remove per earlier discussion

27-402-3-M- John stated we need clarification on type of beverage, alcoholic or nonalcoholic? This needs to be more exact, give definitions.

27-402-3-T- John stated this needs to be reviewed. What district? The current NC district is all on Route 191. The new district is not just along Route 191. 1 a to be removed. 1 b the maximum square footage was discussed, newer types of stores and their footprints. This needs further review.

27-402-3-U-3- This needs further review.

27-402-3-U-9-b- John stated he is still waiting for an answer on if this is for single or double pumps. He is looking for clarification from Carolyne.

A brief discussion ensued regarding drive through body shops, etc.

27-402-3-Z- the information is missing for Adult Day Care. Needs to be added.

27-402-3-BB- the information is missing for Dormitory. Needs to be added.

27-402-3-DD- John questioned if this should be an accessory use? Is this a bank, Dunkin Donuts, etc. Scott replied this could be lots of things. Pamela stated a coffee shop, ATM machines that are free standing. A brief discussion ensued.

27-402-3-HH- fences and walls. John stated this entire section needs to be reviewed. 2- remove composed of native species- should read no fence, wall, hedges, or plantings shall. John asked if vegetation is a fence or wall when it is in the front yard and over 4 feet high- i.e., arborvitae. A brief discussion ensued over the height of fences in front yards. Brief discussion of the differences between residential and nonresidential ensued. Scott stated nonresidential is less restrictive. This section needs to be revised. Pamela questioned the distance of a fence off the property line. John gave examples of other municipalities. Easier if no setbacks from property lines. John stated Commercial and industrial district requirements are needed. Scott stated this entire section needs to be reviewed for accuracy.

27-402-3-QQ – Manufacturing, heavy- needs to be determined.

27-402-3-RR-5- Needs to be researched.

27-402-3-UU- 2 and 3- Needs to be reviewed.

27-402-3-YY-8- John stated not just roosters, no chickens.

27-402-3-DDD-4- John questioned if this is the right place for this?

Single family detached dwelling dimensional criteria chart- John stated the dimensional criteria needs to be reviewed. The numbers are not correct. Pamela stated it does not add up. John stated instead of helping with current nonconforming lots this will create more. Brief discussion of setbacks, density, and lot sizes ensued. This is for single family homes on accessory lots. John is questioning where the numbers came from. Look at TD6, this would only allow building on two feet! Needs review.

John asked the members to review and get comments back to himself or Angela ASAP. New updates will be coming from Carolyne next week.

OLD BUSINESS:

John Soloe stated a subdivision has been submitted. It is on hold until all the requirements are met. Items are missing from submission.

COURTESY OF THE FLOOR

Robert stated that Van Buren Road will be closed between Corriere Roads starting August 8, 2023, for approximately a month to repair a damaged bridge.

ADJOURNMENT

Motion was made by Jay Benfield, seconded by Scott Sylvainus to adjourn the meeting at 8:30 PM. Motion approved unanimously.

Respectfully submitted,

Deanne Werkheiser, Recording Secretary