

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

Minutes of June 8, 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, June 8, 2023, in the Township Building.

ROLL CALL

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

APPROVAL OF AGENDA

Motion was made by Pamela Berlew, seconded by Robert Williams to approve the June 8, 2023, meeting agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion was made by Robert Williams, seconded by Pamela Berlew to approve the May 11, 2023, meeting minutes. Motion approved unanimously.

NEW BUSINESS

Zoning Ordinance update. John Soloe stated the latest version of the definitions was supplied by EPD. Carolyn did make most of the suggested changes. These were emailed and members have copies. This is the last review of definitions. They are 80% complete. Mostly minor changes needed. John went through definitions with the members. The members gave their comments next. Audience members can make comments after members are done.

Part 2- Definitions

27-202- terms defined

Adult use- new items added to this section. He has a problem with Adult Modeling Studio. Pamela asked why it cannot just be removed. He is waiting for districts and allowable uses. Still working on the definition for massage parlor.

Age-restricted residential development- John stated we need to look at subsection once we are through definitions.

Auto Detailing Shop, Auto/ Truck/ Body Collision Center, Auto Salvage Yards, and Auto Service/ Repair Station- these have been updated. Scott asked why there are so many. John replied depends on allowable districts.

Electric Vehicle Charging Station, Residential- Pamela asked if this is needed. Scott replied it might be to prevent the sale of charging to others. Brief discussion ensued.

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Financial Institution- Pamela asked if this is a check cashing facility? Robert replied per Wall Street definitions it could be a broker, insurance company, casino, etc.

Group Care Facility and Group Home- Pamela stated that they do not look like they have been updated. Scott asked how Group Care Facility differs from a prison. John replied it is a softer term for prison. Pamela found another definition. She suggests setting a limit like there is in Group Home. They could have 200 persons in a Group care Facility. There are no maximums. To be reviewed further.

Junkyard and Junk Vehicle- Junkyard was updated. Pamela and Scott stated numbers 6 through 11 Junk vehicle are the same as what is in Junk yard. They are duplicates and need to be removed.

Kennel- Cats need to be added.

Livestock- AEU is equivalent to 1,000 pounds. Brief discussion of area needed for specific animals.

Lot Width- This has been updated.

Medical Marijuana Grower or Processor Facility- This has been updated.

New Construction- This has been updated.

Nursing Home- This has been updated.

Office, Professional- This has been updated.

Package Delivery Services- This has been updated.

Personal Services- This has been updated. But Photo shops has been removed. Our current Ordinance states "does not include adult uses. Should that still be included.

Post-Firm Structure and Pre-Firm Structure- These have been updated.

Prison or similar correctional institution- This has been updated. It is now concise and to the point. Scott asked if the square footage requirements were removed from Bakery, Convenience Store, etc. John responded that those were removed.

Residential Lot Lines- this is not needed and will be removed.

Sewage Service Central and Sewage On-lot- Clarification is needed on these.

Sign Height- Needs to be moved to Part 7 with the rest of sign definitions.

Pamela stated we need a definition for Self-Storage.

Slope- This has been updated.

Swimming Pool, Accessory- This has been updated.

Tavern- This has been updated.

Pamela stated we need a definition for Trade Schools.

Treatment Center- Scott pointed out second paragraph under number three. This needs to be reviewed.

Water Service, Central-Pamela asked why it is twenty or more. Why can't it be nineteen? Trying to figure out why sewer is five and water is twenty.

John reminded the committee definitions are not the regulations.

Brian Sayago stated he has numerous questions. Some are the same as have been brought up. Why isn't EDP in attendance? Scott explained that it is very costly to have EDP in attendance of every meeting. It is better for us to go through everything and submit it back to them with our comments. We are nearing the end of funds available. Brian stated he is unhappy with EDP's performance.

Brian stated there are several serious flaws with the definition for Bank. Why is the Bed and Breakfast definition without cooking facilities? Pamela replied these are our current definitions. Brian replied this could be turned into a short-term temporary rental. Air B & B's are not addressed. Very important to do now. The entire Country is dealing with these issues now. There are no definitions for Hotel or Bar, we should have those. Pamela stated we do have one for Tavern. She does agree we should have Hotel and Motel definition. John replied they may not be needed if not allowed in any district. Brian stated there is no definition for Mobile

Homes. Scott replied this is covered in the next section. Robert stated it is an immense task to cover everything. Definitions are important.

John went through Part 4- Additional requirements for specific uses with the members.

Part 4- Additional requirements for specific uses

27-402- Additional requirements for specific principal uses-

1. D- Apartment, Conversion- needs more information

J- Bed and Breakfast- TD4 & TD6

M- Bus Station or Taxi Terminal- needs more information

O- Car wash- 4- John asked why the restriction. 6- John asked why minimum of five acres. Shammy Shine and Sparkle care washes are on lots less than one acre.

Q- Commercial Crop Storage- needs more information.

R- Convenience Store-John asked why only allowed on a lot fronting Route 191?

S- Convenience Store with Fuel/ energy recharge- 9- B- 6 pumps per canopy. Only one nozzle per pump or 2 nozzles per pump?

W, X, and Y-needs more information.

DD- Kennel- only dogs?

EE- Livestock and poultry, raising of- 10-A- John asked why this needs to be reviewed by the County Conservation District.

FF- Manufacturing, heavy- needs more information.

GG-Medical Marijuana Grower or Processor Facility- 5- John asked why this is needed. 10- this part has been added. This is a legal issue. This is much more in depth than ours is currently.

Multiple items throughout will need legal review.

JJ- Mobile home Park- 3 and 4- What about double wides? Brief discussion ensued about the difference between mobile homes, which have a title not a deed, and manufactured homes. 13- is this correct? Need engineering review. Robert asked about adding Tiny Homes. John replied no because they do not meet the square footage requirement which has a minimum of 600 square feet.

MM- Place of Worship/ Assembly- 3- this section was added.

PP- Age-restricted Residential development- needs more information.

RR- Single-family detached dwelling- this section needs to be reviewed. John stated it is easier to use square footage than percentages of acres. Need to address if we stay with two and a half stories or 35 feet height. Do we change it to three?

VV- Townhouses and Apartments- This section needs to be reviewed. 7- is different from what we currently have.

27-403- Additional requirements for accessory uses-

2- accessory setbacks- John has an issue with the definition. We have building setback requirements.

4- A- why? Or are these allowed? A-2-i- if permitted why does it have to go before the Zoning Hearing Board? A-4- why is this included?

H- fences and walls- this is only residential. Should have something specific for non-residential. 3-d- setbacks- needs review, why included?

N- 4- absolutely no chickens, ducks, geese, pigeons, etc. on 1 acre or less.

U- unit of care of relative- needs review.

John stated he would like the committee to review part 4 for the next meeting. We will start on part 5, which is uses. We will spend a lot of time on this part. Pamela questioned part 3. John replied it is the administrative section. It is a common section, it is ok.

Pamela asked for copies in Word for ease of reviewing and searching. John responded yes, but in sections so that everyone has the most current version. Pamela responded all documents will become obsolete as changes are made.

Brian Sayago also requested copies in Word.

OLD BUSINESS:

Scott Sylvainus stated there was nothing at this time.

COURTESY OF THE FLOOR

Julie Burkart stated she was representing Heidelberg Materials. She is present to look out for their property interests. She asked if they can be involved, give input. John Soloe responded it is too early in the process for that. Scott Sylvainus replied that uses are not really changing. New uses are being added and certain uses will be picked up by other municipalities.

ADJOURNMENT

Motion was made by Pamela Berlew, seconded by Robert Williams to adjourn the meeting at 9:15 PM. Motion approved unanimously.

Respectfully submitted,

Deanne Werkheiser, Recording Secretary