

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

Minutes of May 11, 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, May 11, 2023, in the Township Building.

ROLL CALL

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

Scott Sylvainus welcomed new member Robert Williams.

APPROVAL OF AGENDA

Motion was made by Pamela Berlew, seconded by Jim Campana to approve the May 11, 2023, meeting agenda. Motion approved unanimously.

APPROVAL OF MINUTES

Motion was made by Jay Benfield, seconded by Jim Campana to approve the April 13, 2023, meeting minutes. Motion approved unanimously.

NEW BUSINESS

Zoning Ordinance update. John Soloe stated the last version of the definitions was supplied by EPD. He made the members copies with his suggestions. He and Angela have been meeting with Carolyn and updating per the Planning Commissions discussions. Scott asked what has changed? John responded the list of definitions was alphabetized. This allowed for removal of duplicates. This will be the last review of definitions so that we can come up with something that is acceptable. John stated he would like the members to review and give comments prior to his next meeting with Carolyn. He would like the comments by next Tuesday or Wednesday.

Part 2- Definitions

27-201- Webster's dictionary has been added as standard reference dictionary.

27-202-Land use terms defined

Abut or Abutting- Pamela Berlew asked if we should have a definition for adjoining? John replied no, not necessary.

Automobile Salvage Yard- under uses there is a difference between Junk Yard and Salvage yard.

Adult use- massage parlor- Carolyn is working on something that will be acceptable to us.

Animal, domesticated- removing pets. Robert asked about chickens. John responded they are in a different section.

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Auto Detailing Shop, Auto/ Truck/ Body Collision Center, and Auto Service/ Repair Station- these have been updated and now make more sense for a true description.

Bakery- this has been corrected.

John stated there is a flood plain section.

Building- this is still being looked at. The cubic footage referenced is a carryover from years ago.

Building, principal- the word conduct- looking into the verbiage.

Cable- this is being reviewed. Not sure where this is carried over from.

Car wash- there is an issue where these are allowed due to the original questionnaire answers.

Clear cutting- there are not enough woods in the Township for this.

Commercial communications tower- The multiple definitions have been combined. Still working on cleaning it up. Scott asked about the new devices that are attached to telephone poles. John responded they are in the right of way. Brief discussion of cell towers and locations ensued.

Concentrated animal feeding operation and Concentrated animal operation- the Township is not big enough for this.

Conditional Use- starts with the Supervisors then goes to the Planning Commission.

Convenience Store- Should this be limited to only one story? The use on upper level would vary by district and what is required. This needs to be discussed further.

Craftsman/ artisan studio- remove the square footage reference, this would be regulated by district.

Day Care Center, adult- this has been cleaned up. Pamela asked if the Child Day Care Center should be here as well.

Distribution Center, types 1 and 2- the differences were reviewed. These need to be reviewed and compared with warehouse definitions. Scott asked about the 30-day requirement.

Disturbance- this has been simplified.

Dwelling Types- Duplex has been removed. Brief discussion on dwelling types and districts where they are allowed. Scott would like the limits for buildings on a lot reviewed. An example is several apartment buildings on one large lot.

Earthmoving- more in depth than disturbance.

Equipment-definition makes no sense. Should this be removed?

Essential Services- Robert stated this definition needs to be updated or removed. Communications is misspelled in the definition.

Financial Institution- bank definition referenced but not included. Per the Websters dictionary will be added.

Group Care Facility and Group Home- these have been updated. Brief discussion ensued over the differences- jail, halfway house, prison, etc. The difference may be whether they can come and go at will. To be reviewed further.

Home improvement-/ Building Supply- square foot should be removed.

Impervious coverage and Impervious Surface- this will be part of the MS4 Ordinance. Engineer should be reviewing. Last sentence in Impervious Surface needs to be removed.

Junkyard and Junk Vehicle- This should be reviewed and discussed further. #2 makes no sense with the definition of junk. Scott stated numbers 6 through 11 Junk vehicle are the same as what is in Junk yard. Why are they under vehicle?

Lot- no definition for unit. The definition should end at the word law. The rest should be removed.

Manufacturing, light and Heavy- This should be reviewed and discussed further. The members need to understand the differences.

Minor Repair-beginning makes no sense. John wondered what Lower Nazareth has.

Obstruction- drainage easement needs to be added.

Office, Professional- This should be reviewed and discussed further.

Open Space Development Option- This should be reviewed and discussed further.

Pets, keeping of- what about snakes, lizards, etc. This should be reviewed and discussed further.

Prison or similar correctional institution- Remove required to inhabit and replace with confined.

Public Recreation- Add Township to the list.

Recreational vehicle- remove Light-duty in reference to truck.

Restaurant- the word tavern needs to be defined or add see dictionary.

Sign Types- These should all be in the Sign section- this should just say see signs section #7.

Slope- This should be review by Engineer for what is allowed on slope areas.

Swimming Pool, accessory- 48 inches is referenced, 24 inches by code for inspections. Definitions should be corrected to comply with State Codes. Would require a four-foot fence. There are no references to ponds. How do they fit in?

Unregistered Vehicle- parts no longer applicable- no stickers. This should be reviewed and discussed further.

Violation-this should be removed.

Warehouse- these need to be reviewed. Some restrictions are too restrictive. This could leave us open for legal issues.

Working lands- no definition yet.

John stated this is their homework. Look through all the definitions. Including districts and allowed uses in districts. Sections three and four are going to be big ones. Comparison sheets will be compiled so that we can see what they are and what they used to be. Everything should be in square footage. Easier for everyone and more cohesive. Used allowed and not allowed need to make sense. Uses will take time to review as they are very important.

OLD BUSINESS:

Scott Sylvainus stated there was nothing at this time.

COURTESY OF THE FLOOR

None.

ADJOURNMENT

Motion was made by Jay Benfield, seconded by Jim Campana to adjourn the meeting at 8:45 PM. Motion approved unanimously.

Respectfully submitted,

Deanne Werkheiser, Recording Secretary

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