

**EAST ALLEN TOWNSHIP
PLANNING COMMISSION**

**December 7, 2023
7:00 PM**

CALL TO ORDER:

Chairperson R. Mills called the meeting to order at 7:00 PM.

ROLL CALL:

Present were Chairperson, R. Mills; Secretary T. Long; Commissioner, M. Chamberlain; Commissioner, N. Daniel; Township Engineer, J. Milot; Township Zoning Officer, T. Weis; and Township Secretary, K. Hall.

Attending virtually was Township Solicitor, J. Piperato, III.

Absent were Vice Chairperson, A. Hemming and Township Manager, B. Green.

APPROVAL OF MINUTES:

A motion to approve the minutes of November 2, 2023 with minor changes was made by T. Long. Seconded by M. Chamberlain. VOTE: M. Chamberlain, yes; N. Daniel, yes; T. Long, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.

PUBLIC COMMENT:

There was no public comment.

BUSINESS BEFORE THE COMMISSION:

1. LITTLE BIT OF LOCAL SITE PLAN

Leeann Bower represented the small business. T. Weis described the plan to the Commission. L. Bower presented the business within the property and history of the business. M. Chamberlain asked about the former drive through on the building. L. Bower stated that no changes or uses were proposed. R. Mills voiced concerns about the sewer capacity. J. Smith recommended the intended sewer flow be reviewed and discussed food preparation within the building. L. Bower reported that all the food being sold was prepackaged. Discussion on the driveway and parking spaces ensued. A motion to approve the site planned on the conditions imposed by the Township Engineer, Township Sewage Enforcement Officer, and Township Zoning Officer was made by M. Chamberlain. Seconded by T. Long. VOTE: M. Chamberlain, yes; N. Daniel, yes; T. Long, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.

2. JENKINS MACHINE LOT CONSOLIDATION PLAN

Michael Nolf briefly described the plan for consolidation and discussed the easements and right of ways, including the access over the utility easement. M. Nolf explained the use for the greenhouse and fenced in areas. The commission questioned the neighbor's easement and access. M. Nolf described the deed of the property and roads, then clarified the right of way and easements on the plan. R. Mills asked what was being produced on the property and who the product was being sold to. M. Nolf explained that the product was sheet metal and that the buyers were unknown. The Commission and

M. Nolf discussed the shop on the property and the fire access. N. Daniel recused himself. A motion to recommend final conditional approval to the Board for the Jenkins Machine Lot Consolidation Plan with conditions based on the December 1, 2023 Hanover Engineering Letter and required maintenance agreement was made by T. Long. Seconded by M. Chamberlain. VOTE: M. Chamberlain, yes; T. Long, yes; R. Mills, yes. FOUR IN FAVOR. MOTION CARRIED.

BUSINESS BEING CARRIED:

1. KNOLLWOOD MAJOR SUBDIVISION.

No action was required and the project was tabled.

2. PIN OAK LOT LINE ADJUSTMENT/MINOR SUBDIVISION PLAN

No action was required and the project was tabled.

3. SNOWDRIFT STORAGE BUILDING LAND DEVELOPMENT PLAN

No action was required and the project was tabled.

PUBLIC COMMENT:

R. Mills discussed moving the December 21, 2023 Workshop to January. A motion to cancel the December 21, 2023 Workshop Meeting and reschedule the meeting to January 18, 2023 was made by N. Daniel. Seconded by T. Long. VOTE: M. Chamberlain, yes; N. Daniel, yes; T. Long, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.

ADJOURNMENT:

A motion to adjourn at 8:05 PM was made by T. Long. Seconded by N. Daniel. VOTE: M. Chamberlain, yes; N. Daniel, yes; T. Long, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.