

EAST ALLEN TOWNSHIP PLANNING COMMISSION

**January 4, 2024
7:00 PM**

CALL TO ORDER:

The meeting was called to order at 7:00 PM by R. Mills.

ROLL CALL:

Present were Commissioner, R. Mills; Commissioner, A. Hemming; Commissioner, M. Chamberlain; Commissioner, N. Daniel; Township Engineer, J. Smith; Township Zoning Officer, T. Weis; and Township Secretary, K. Hall.

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

Absent were Commissioner, T. Long and Township Manager, B. Green.

REORGANIZATION:

1. Election Of a Chairperson

A motion to elect R. Mills as Chairperson was made by A. Hemming. Seconded by N. Daniel. VOTE: M. Chamberlain, yes; N. Daniel, yes; A. Hemming, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.

2. Election Of a Vice Chairperson

A motion to elect A. Hemming as Vice Chairperson was made by R. Mills. Seconded by M. Chamberlain. VOTE: M. Chamberlain, yes; N. Daniel, yes; A. Hemming, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.

3. Election Of a Secretary

A motion to elect M. Chamberlain as Planning Commission Secretary was made by A. Hemming. Seconded by N. Daniel. VOTE: M. Chamberlain, yes; N. Daniel, yes; A. Hemming, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.

4. Notification of Meeting Dates

A motion to maintain the first Thursday of the month as the monthly Planning Commission meeting and continue the third Thursday of the month as the Planning Commission Workshop was made by A. Hemming. Seconded by M. Chamberlain. VOTE: M. Chamberlain, yes; N. Daniel, yes; A. Hemming, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.

PUBLIC COMMENT:

There was no public comment.

BUSINESS BEFORE THE COMMISSION:

1. 5700 NOR-BATH BOULEVARD MAJOR SUBDIVISION

Greg Noll and Kyla Brown represented the 5700 Nor-Bath Boulevard Major Subdivision. G. Noll described the subdivision history of the tract and produced a waiver letter for review by the Commission. The applicant and Commission reviewed the Hanover Engineering Letter dated December 28, 2023. Discussion on an existing Highway occupancy permit for the tract ensued. J. Smith requested an approved Highway Occupancy Permit be submitted with the next submission. M. Chamberlain asked on the timing of the Farmland Preservation of the subsequent tract. G. Noll indicated that the land would not be enrolled until after the subdivision process. Discussion on the site plan and septic ensued. G. Noll notified the Commission that the last plan set had concrete monuments in place with documentation, but when checked the concrete monuments were not set. J. Smith requested Concrete monuments be set on the property with this plan. The plan was tabled.

A motion to deny the plan if a time extension is not received by January 31, 2024 was made by N. Daniel. Seconded by A. Hemming. VOTE: M. Chamberlain, yes; N. Daniel, yes; A. Hemming, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.

BUSINESS BEING CARRIED:

1. KNOLLWOOD MAJOR SUBDIVISION

No action was required and the project was tabled.

2. JENKINS MACHINE LOT CONSOLIDATION PLAN

A motion to deny the plan if a time extension is not received by January 31, 2024 was made by N. Daniel. Seconded by M. Chamberlain. VOTE: M. Chamberlain, yes; N. Daniel, yes; A. Hemming, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.

3. PIN OAK LOT LINE ADJUSTMENT/MINOR SUBDIVISION PLAN

No action was required and the project was tabled.

4. SNOWDRIFT STORAGE BUILDING LAND DEVELOPMENT PLAN

No action was required and the project was tabled.

PUBLIC COMMENT:

There was no public comment.

ADJOURNMENT:

A motion to adjourn at 7:36 was made by M. Chamberlain. Seconded by N. Daniel. VOTE: M. Chamberlain, yes; N. Daniel, yes; A. Hemming, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.