

NORTH EAST TOWNSHIP
PLANNING COMMISSION
September 2, 2025 Minutes

Present: Vern, Dennis, Char, LeAnn, Jay. Matt was excused.

Call to Order: Vern called the meeting to order at 7:01.

Minutes: Minutes of the August 4, 2025 were reviewed. Char motioned for approval, LeAnn seconded. Approved.

Old Business:

1. The re-plot for parcel 37-003-053.0-028.00. North Mill Street by Riefstahl, R-2 and parcel 37-005-053.0-011.00, Sunset Drive, Mellon Heritage Foundation LLC, MU was presented to the Board for final plan review. The only comment was that the "Z" on the Borough/Township line should be removed, as the line itself was not being removed. Char motioned for approval, Dennis seconded. Approved.
Final R-2 and MU
2. Vincent Coletta presented his final plan to sub-divide a one-acre plot from parcel 37-021-098.0-015.00, Moorheadville Road. There were no changes from our previous review. Char motioned for approval, LeAnn seconded. Approved.

Final A-2

New Business: None

Variances: None

Discussions:

1. Two individuals asked if the AIS property on Law Road, which is zoned A2, could be changed to commercial. Since all neighboring properties are zoned A2 and we do not encourage spot zoning, they were informed that a change would not be permitted.
2. These same individuals asked if a parcel at Williams Road and US 20 could be zoned commercial and it was determined that the property was already zoned B1.

Walk-Ins/Other items:

Jay expressed concern that we complete the SALDO update by the end of the year. Dennis mentioned that this could require extra meetings per month. Also, Supervisors were waiting on the completion of the SALDO update and consolidation into the code book to print hard copies for us. The final zoning code is on the Township website.

Adjournment: Char motioned to adjourn.

Charlene Kerr