

**NORTH EAST TOWNSHIP
PLANNING COMMISSION**

Monday, May 2, 2022

7:00 pm

Meeting Minutes

Chairman Vern Fry called the meeting to order at 7:00 p.m. Board members in attendance were Vice Chairman Dennis Kershner, Matt Putnam, LeAnn Parmenter and Zoning Administrator Jay Jobczynski. Char Kerr was excused.

Minutes of the April 4, 2022, meeting reviewed. Matt made a motion to approve, Dennis seconded. Approved - Unanimous.

New Business:

Plan Reviews:

1. David Thornton: Mr. Thornton presented to the Board his plan to subdivide tax parcel 37-022-092.0-039.00, use an existing 100' right of way and create a 50' private drive to allow access to two new parcels. The Planning Board suggested a cul-de-sac be designed at the end of the private drive; Mr. Thornton agreed. Matt made a motion for preliminary approval of the plan to include the cul-de-sac, LeAnn seconded. Approved - Unanimous. **Preliminary R-2**
2. Courtney Semelka: Representing Mr. Semelka, Atty. Chris Orton presented to the Board Mr. Semelka's plan to subdivide 1 acre from tax parcel 37-005-044.0-008.00 and re-plat the remaining parcel to become an integral part of tax parcel 37-005-044.0-007.00, Agricultural use only. Dennis made a motion for preliminary approval of the plan, LeAnn seconded. Approved - Unanimous. **Preliminary R-2**
3. Scott Sampson/Chautauqua Energy: Mr. Sampson and Atty. Chris Orton presented to the Board his plan to build two storage facilities, 80 individual storage units total, ADA complainant, signage attached to the facilities, outside lighting, 24-7 access, no fencing. Mr. Sampson will keep and allow the harvest of all remaining apple trees outside of the proposed project footprint. Mr. Sampson has PennDOT approval for a road occupancy permit/driveway. Matt commented the proposed project is a soft business, not commercial but it is. The Board discussed the addition of 25,000 square feet of new impervious surface and the need for a storm water management plan. Vern recommended millings and not gravel as a conditional approval. The Planning Commission Recommendations: Approved with conditions. 1. At least millings on parking and traffic areas. 2. Storm Water approval. Dennis made a motion to approve recommendations one(1) and two(2), Matt seconded. Approved- Unanimous.

Conditional Use B-1

Variance Hearings: There were none to discuss.

Discussion:

Airbnb/VRBO – The Board respected North East Township Supervisor's decision to table the Short-Term Rental Ordinance. Matt added he felt there is still a need for regulations. Dennis added the owner of a short-term rental property would be required to live in the property for a minimum number of days per year.

Walk-ins/Other items:

Christine Kaiser presented to the Board her comments regarding a proposed H2A farm labor housing project to be located on a property adjacent to hers. She questioned if this was permitted in the R-2 Suburban Residential zoning district. She addressed seasonal farm workers being housed in the area and other issues of concern.

Christine was advised building plans have not been submitted and no permitting has been issued for this proposed project.

Adjournment: There being no other business, Matt motioned for the meeting to be adjourned at 7:50 pm.

Secretary