

**NORTH EAST TOWNSHIP
PLANNING COMMISSION**

Monday, June 6, 2022

7:00 P.M.

Minutes

Call to Order: Chairman Vern Fry called the meeting to order at 7:00 pm. In attendance were Board members Char Kerr, Dennis Kershner, Matt Putman, and Leann Parmenter, and Zoning Administrator Jay Jobczynski.

Minutes of the May 2, 2022 meeting were reviewed. Motion to approve was made by Char, seconded by Dennis. Approved – Unanimous

Old Business

Plan Reviews:

1. Courtney Semelka: Attorney Orton explained that Mr. Semelka is asking the Board to review and approve his final plan to subdivide one (1) acre parcel from tax parcel 37-005-044.0-008.00 and replat the remaining parcel to become an integral part of tax parcel 37-005-044.0-007.00 as Agricultural use only. The Board gave preliminary approval during its May 2, 2022 meeting. There were no changes. Dennis motioned for approval, Matt seconded, and it was approved unanimously. **Final R-2**

New Business:

Plan Reviews:

1. James Sul: Of behalf of Mr. Sul, Jay presented his request to approve a preliminary plan to subdivide a one (1) acre parcel from his existing parcel 37-025-109.0-008.03. There were no issues with this request. Vern motioned for approval, Matt seconded, the Board approved unanimously. **Preliminary R-1/A-2**

Variance Hearings: No variance hearings requested for this month.

Discussions:

1. Short-Term Rentals: The Board expressed concerns that the Supervisors have taken no action on our proposed ordinance and checklist, after they requested us to pursue this subject.
2. H2A Seasonal Farm Labor Housing. At the last meeting, Ms. Kaiser presented comments regarding a proposed H2A farm labor housing project to be located on property adjacent to hers on South Cemetery Road. Jay and Dennis presented information regarding H2A housing, that it is was regulated by the State Ag Department with permits, regulations and criteria, that there were annual inspections, etc. There is no reference in the NE Township zoning code regarding seasonal farm labor housing, which we considered odd, since there has always been this type of housing to house farm workers in our area. This is not

“transient housing” and we did not consider it “multi-family housing” either. We discussed permitting it only in A1 and A2 districts.

3. We agreed to ask the Supervisors to have a representative meet with us to discuss the Short-Term Rental ordinance and their position on that, as well as to discuss H2A housing. Jay is to reach out to the Supervisors to set up a meeting.
4. During the Comprehensive Plan process, the Planning Advisory Committee discussed the plans for Granite Ridge on the former Mercyhurst NE campus. Their current plans include 50 cottages on the property to the west of the drainage retention pond. These would all be market rate, single-family rental cottages. It was proposed by the PAC that a new “mixed Use” zoning district be created in both the Township and the Borough to accommodate their plans as well as existing uses, such as the medical facility. This will be discussed more at a later meeting. There were other PAC issues that need to be presented to the Board as well for its consideration.
5. Jay mentioned that there have been folks looking at the Dohler property but the project has not moved forward.

There being no other business, the meeting was adjourned.

Secretary:



Charlene M. Kerr