

**NORTH EAST TOWNSHIP
PLANNING COMMISSION**

Monday, July 5, 2022

7:00 P.M.

Minutes

Call to Order: Chairman Vern Fry called the meeting to order at 7:05 pm. In attendance were Board members Char Kerr, and Leann Parmenter, and Zoning Administrator Jay Jobczynski.

Minutes of the June 6, 2022 meeting were reviewed. Motion to approve was made by Char, seconded by Leann. Approved – Unanimous

Old Business: No old business,

New Business:

Plan Reviews: Ms. Kathleen Johnston: Tax Parcel 37-001-062.0-007.00. Ms. Johnston was granted a variance April 8, 2021 to allow for a subdivision of no less than one acre from the eighteen-acre parcel. The minimum size requirement is two acres in District A-1. A representative of Ms. Johnston, Sandy Johnston was present to discuss this project with the Board.

Preliminary A-1. After much discussion, this was not approved as presented. It was suggested that the proposed access road to the gas well be changed to an easement, which would be 25' by 385' and must be noted on the deed. This would provide a better situation for current and future property owners, as well as the adjacent grape farmers. Ms. Johnston's representative agreed with this, as the reconfigured lot already meets the minimum requirement without the access road to the oil well. Char made this motion, Leann seconded. Approved.

Variances: No variances were requested for this month.

Discussions:

1. A resident of Ackerman Lane was present and had questions regarding Burnham's structure currently being built 150' from her back fence. The basic structural elements are up and resemble a pole barn. At a prior meeting, it was discussed that this was a dwelling, not transient farm worker housing. She stated that the permit says it is a two-family dwelling, no occupancy was listed on the permit, there is no sewer info, and only one address. Jay informed the resident that it will not be H2A housing and that the property owner's farmland preservation designation allows for a one-time build. All the land around the building is in ag preservation, zoning district R-2. A second residence cannot be built on this parcel, although he would be permitted to build a barn. No subdivision is required. There will be access to this property, one from Cemetery Road and one from Ackerman Lane. If the resident felt that the use of the building was other than described in the permit, she should contact Jay for further action.

2. Char presented some issues from John McGranor of Erie County Planning that have resulted from the comprehensive planning update process to date. Discussion was held and the following recommendations were made:

- NET PC agrees that the priority of “Preserve the NE Area’s Rural Characteristics” should be included and addressed.
- We agreed that in the future any subdivision over 5 lots should be designed under conservation subdivisions regulations, which allows for the same number of units with a required amount of green space, resulting in less sewer, water, roads, storm drainage, etc.
- We discussed future extensions of water and sewer, which would generally be in areas requiring the same for public health reasons, or for planned economic development. Note that all subdivision contractors are required to provide the water and sewer to and within their developments. SR 5 would require pump station updates in order to extend sewer further to the east. The waterline on SR 5 was looped to provide for fire protection.
- A1 and A2 in the defined “rural areas” is fine.
- The R1 area south of I-90 is not suitable for farming, thus it is fine as designated.
- We do not see a need for a 3rd residential district. If areas north of I-90 desire a change to R-2, we will consider those on a case-by-case basis.
- Regarding the former Mercyhurst NE Campus, we agree that a new zoning district would be appropriate and we recommend “Mixed Use” as opposed to “Event Center” in case a future owner decides not to do event venues. The PC will work on a list of uses that would be permitted or conditional. We would also like to ask for a 5-year and 10-year plan for development within the Mixed Use District when large properties are owned by a single owner, and that these plans would indicate proposed land uses. Changes to these plans would be permitted with approval from the PC.
- We recommend that the area to the west of Pearl Street be expanded to the west to include the large lot that extends to Mill Street (not the 3 residential lots); that it extends north one lot to the southern property lines of the south lots on Reiman Way; and extends south to include the senior living complex parcel. (This makes two more parcels in the Mixed Use District in the Borough.)
- We are fine with the creation of a “central business district” in the downtown, although that is more of a borough issue. However, we would recommend that the district be extended to the east along the north side of Main Street to include the former PNC Bank building and the adjacent parking lot. If, in the future, the parking lot is developed, we would want it to conform to CBD type requirements.
- Regarding the future land use map, we do not want to combine *the two ag zoning districts into one, but showing it as ag on the land use map is okay.*
- Commercial districts should remain along SR 89 and US 20, but we would like to encourage “business parks” as opposed to strip development. Both the SR 89 and the US 20 intersections with I-90 should be key commercial development and/or redevelopment areas. Both are designated LERTAs. The sewer on 89 stops at I-90.

Water on 89 goes under I-90 to about Smith Road. The Country Club has water from this line.

- Regarding renewable energy, please refer to Article XIII of the Township ordinances and the associated map, which define a "windmill area". We propose to use that same area for all renewable energy uses. That would be the only area where windmills or solar farms would be permitted.
- We still need to address allowing garden type homes, townhomes, or whatever for seniors.

There being no other business, the meeting was adjourned.

Secretary:

A handwritten signature in blue ink that reads "Charlene M. Kerr". The signature is written in a cursive, flowing style.

Charlene M. Kerr