

**NORTH EAST TOWNSHIP
PLANNING COMMISSION**

May 5, 2025
Meeting minutes

Call to Order: Vern called the meeting to order at 7:00 PM. In attendance: Vern, Char, Dennis, Matt and Jay. LeAnn was excused.

Minutes: Minutes of the April 7, 2025 meeting were reviewed. Matt motioned for approval, Dennis seconded, approved.

Old Business: None

New Business:

1. North East School District, represented by David Bradford, asked to replot 0.03 acres of parcel 37-005-046.0-003.00, on Maroon Road, to become integral with parcel 36-003-006.0-003.35, on Catawba Drive. This small triangle is in the township and the rest of the Baker property is in the Borough, so it will retain a separate parcel number. After some discussion, it was decided that this review could serve as a final review as well as a preliminary review, as there were no issues with the request. Char motioned for approval, Dennis seconded, approved. **Preliminary/Final R-2**

Variances: None

Discussions:

1. Lou Dominick, owner of the Colonial Motel of North East, LLC, discussed his and his daughter's plan to create a Bait and Tackle store at this location. Parcel # 37-005-043.0-001.01, East Lake Road. The property is zoned R-2 but the motel is grandfathered in. Daughter Lacy decided to create a summer business when the marina closed, selling bait and tackle to the fishermen who stayed at the motel. Their idea has grown so that they may be selling up to 50 products. The company has its own tax ID#. Retail is not permitted in the R-2 zoning district. However, a Home-based business can be approved as a conditional use in R-2. Also, a Home-based business--no impact, could be a permitted use. The PC decided to allow them to start the review process requesting a conditional use permit, which requires a \$300 fee. We discussed including a condition stating that the conditional use is not transferable to future owners. The retail space will be located in Room 14, which is about 10' by 10' and is attached to the portion of the motel used as the owner's home. They were encouraged to start the process with Jay.

Walk-Ins/Public Comments: None

Adjournment: Matt motioned to adjourn; Dennis seconded.

Challene M. Kell