

Chairman Larry Geiger called the 498<sup>th</sup> meeting of the Lowhill Township Planning Commission to order on October 26, 2020 at 7:00 p.m. The meeting was held via ZOOM due to the COVID-19 pandemic. Members: Larry Geiger, Phyllis LaFollette, Stephen Lear, Barry Betz, John Casciano, Mike Divers, Zoning Officer Brian Carl and Engineer Ryan Christman participated. The meeting was advertised and operated in accordance with Act 15. The 497<sup>th</sup> minutes were approved as submitted by Stephen Lear, seconded by Phyllis LaFollette. Motion carried.

**George & Cheree Wessner – Land Development – Sketch - Plan Dated 9/18/2009  
(7209 Kernsville Road)**

George Wessner was present during the Zoom meeting to answer any questions. Stephen Lear moved, seconded by Mike Divers to accept the plan for review. Roll call of all the members was taken with a response of approval. Motion carried. The plan shows the construction of a new commercial building. Mr. Wessner will provide a more complete drawing at the next Planning Commission meeting.

Ryan Christman of Keystone Consulting Engineers comment letter dated October 22, 2020 was reviewed. Zoning Officer Brian Carl reviewed his comment letter dated October 26, 2020.

Stephen Lear moved, seconded by Mike Divers to forward the sketch plan to the Board of Supervisors recommending approval. Roll call of all the members was taken with and all members were in favor. Motion carried.

**Clarabelle I. Dengler – Lot Line Adj. – Sketch - Plan Dated 3/4/2020  
(2550 Route 100)**

William Beitler was present during the Zoom meeting to answer any questions. John Casciano moved, seconded by Stephen Lear to accept the plan for review. Roll call of all the members was taken with a response of approval. Motion carried. This plan shows a simple lot line adjustment to increase the rear yard setback.

Ryan Christman of Keystone Consulting Engineers comment letter dated October 22, 2020 was reviewed. Zoning Officer Brian Carl did not have any comments.

Stephen Lear moved, seconded by Mike Divers to forward the sketch plan to the Board of Supervisors recommending approval. Roll call of all the members was taken and all members were in favor. Motion carried.

Brian Carl reviewed with the Planning Commission a SALDO amendment being considered by the Board of Supervisors regarding Buffer Yards for commercial buildings. Stephen Lear made a motion, seconded by Barry Betz to advise the Board of Supervisors that they are in favor of the proposed buffer yard amendment and suggested dirt berms be included in the landscape buffer requirements. Roll call of all the members was taken with a response of approval. Motion carried.

Brian Carl also reviewed with the Planning Commission a SALDO amendment under review with the Board of Supervisors regarding adding Commercial Recreation fees for new structures. Stephen Lear made a motion, seconded by Mike Divers to advise the Board of Supervisors that they are in favor of adding a Commercial Recreation fee to Lowhill Township's SALDO requirements. Roll call of all the members was taken with a response of approval. Motion carried.

Next Meeting Date – **Monday, November 30, 2020**

Phyllis LaFollette moved, seconded by Barry Betz, to adjourn the meeting at 7:28 p.m. Motion carried.

Respectfully submitted,

Janet L. Henritz  
Recording Secretary