

**North Middleton Township Planning Commission
Meeting Agenda
February 15, 2022 – 6:00PM**

ROLL CALL

___ Harry E. Kelso
___ Bradley Mitchell
___ Scott Forsythe

___ Ronald Anderson
___ Mehdi Atar

___ John M. Epley - Manager
___ Zachary Rice - Solicitor
___ Douglas S. Brehm - P.L.S.

- **Call to Order**
 - **Pledge of Allegiance to the American Flag**
 - **Public Input (Non-Agenda Items)**
1. **Meeting Minutes:** *Action Item / The Planning Commission may approve or modify the minutes*
 - a. January 18, 2022: *Action Item*

 2. **Pending Applications:** *Discussion / Action Item*
The Planning Commission may discuss and/or approve these plans.
 - a. **Kelley Subdivision Plan #2022-01: 1141 McClures Gap Road**
Melvin Kelley proposes to subdivide a 25.6-acre residential property from his 51 acre farm. The applicant proposes the subdivision of one new lot that will be for residential use.

 - b. **Kelley Subdivision Plan #2022-01 Waiver Request:**
 1. **Section 180-15: Submission of Preliminary Plan.** Section 180-15 states that “Any subdivision or land development which contains no more than 10 lots may be reviewed and acted upon as a final plan without the necessity of prior preliminary plan approval...”. Section 180-15 indicates that this is at the discretion of the Board of Supervisors and is based on several considerations.

 - c. **Clouser Conditional Use Application #2022-01 CU – 980 Waggoners Gap Road**
This is an Addendum to the Application that was submitted April 1, 2021 for a text amendment / zoning map change. The prior application was approved by the Board of Supervisors on July 15, 2021. The Addendum is proposing to maintain an Equestrian Riding and Training Center on the property, which is permitted as a Conditional Use according to Section 204-13, Table 204-13 (A) of the Zoning Ordinance.

 - d. **Ghabriel & Beshy Conditional Use Application #2022-02 CU – 1564 Spring Road**
The property was formerly used as a restaurant/bar. The applicants propose to maintain a Hookah Lounge at the property. A Hookah Lounge is not a specific use provided for under the Zoning Ordinance.

 - e. **Sewage Facility Planning Module for Melvin Kelley, Sr., 1141 McClures Gap Road**
Melvin Kelley proposes to subdivide a 25.6 acre residential property from his 51 acre farm. The proposed house will generate 400 GPD or 1 EDU of sewage flow.

Adjournment