

**North Middleton Township Planning Commission**  
**Meeting Agenda**  
**July 18, 2023 – 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. May 16, 2023

2. **Pending Applications:** *Discussion / Action Item*

a. **Creek Terrace Land Development Plan #2023-06**

This is an application for a Lot Consolidation and Land Development Plan for Creek Terrace, LLC on properties located at 70, 80, & 90 Creek Road, and 12, 34, 54 Cranes Gap Road. The project proposes 38 townhomes.

b. **Creek Terrace Land Development Plan #2023-06 Waiver Requests**

1. Chapter 180, Section 24: Preliminary Plan
2. Chapter 180, Section 24.B.16: Use of LIDAR contours
3. Chapter 180, Section 37.C: Two or more means of ingress and egress
4. Chapter 180, Section 38: Sidewalks along lot frontage
5. Chapter 180, Section 39: Curbs and gutters along road frontage
6. Chapter 180, Section 84.C: Steep Slopes
7. Chapter 180, Section 84.E: No change with greater slope within 10' of property line
8. Chapter 180, Section 85.2.d: Include steep slopes in stream protection overlay
9. Stormwater Management Ordinance 175-12.A.3: Runoff volume management

3. **Old Business**

**Adjournment**