

Lynn Township Planning Commission  
Brian C. Dietrich, Chairman  
8459 Kistler Valley Road, New Tripoli, Pa. 18066  
Kathy A. Hermany, Secretary  
7867 Fort Everett Road, New Tripoli, Pa. 18066

August 18, 2009 - Meeting Minutes - Municipal Building  
Lynnport, Pa. 18066

The advertised public meeting of the Board of Supervisors and Planning Commission was called to order at 7:00 p.m. by Kermit Delong and followed by the pledge of allegiance. The following supervisors were present: Kermit Delong, David Najarian, and Tom Creighton. The following planning members were present: Brian Dietrich, Harold Handwerk, Larry Bachman, John Bailey, Scott Nagle, and Kathy Hermany. Also in attendance: Atty. Marc Fisher (Township Solicitor), Roy Stewart (Township Engineer), and Kevin Deppe, Township Administrator.

Greg Snyder questioned if public comment would be allowed. The answer by Kermit Delong was that it would be allowed at the end of the meeting.

#### AARC/AQC

##### Do we want in our community as an overlay district?

The question was raised if the Board, by motion, had decided to create an AARC overlay district. The answer was no, not as a Board.

##### Is this good for our community?

Would this benefit the school, relieve taxes, concerns on traffic? Harold Handwerk was asked what reasons were of his concern for a workshop?

- what area would the overlay district encompass
  - concern we do not have services that this type of community might need
  - concern we do not have public transportation ~ Kermit Delong stated that we do have bus service available
  - concern over who would enforce this
- Atty. Fisher gave an overview of some of the ways this is enforced
- Deed restrictions
  - covenants
  - He recommended that the Township not be the one to do the enforcement of the age restricted community

Harold Handwerk reported news articles of these types of communities failing; some cannot rent them and one has even asked the municipality to rezone for low income housing. His concern is density if this type of community fails. Tom

Creighton does not think at this time, due to the economy, a developer would want an AARC or single family homes.

Mr. Dellicker arrived at this time.

Larry Bachman questioned if there would be something else as a better fit for our township? Maybe we should allow for other used in the IC District?

Willard Dellicker stated that for months we have talked about benefits and problems. We have requested answers for questions pertaining to:

- density
- impervious cover
- enforcement
- traffic study
- tax benefit to school
- environmental impact
- philosophy

No one has given the planning members answers.

John Bailey recommends putting something on paper and letting the developer decide if they want to put the community in.

Scott Nagle agrees that we need something in place.

It was questioned if this fits in with the Regional Comprehensive Plan?

Atty. Fisher recommended we should stay on the path of discussion of the AQC.

Kermit Delong questioned if we should continue on the path of the AQC or table it for now. The general consensus was to table the AARC/AQC for now.

It is recommended the Board of Supervisors and planning members familiarize themselves with the Regional Comprehensive Plan.

Another joint meeting will be held to work together to plan for the future of Lynn Township.

#### Public Comment

Mel Charles ~ Concern that the planning process is long and the sewer plant needs attention now; consider Greg Snyder's other options, and traffic study

Glen Smith ~ Stated that this has been going on for 5 years, disappointed that no one wants to plan for this township

Richard Snyder ~ We should start thinking and work together; we have an IC District and we do not have 3 phase electric service

Greg Snyder ~ recommends providing for a variety of types of growth, allowing for other uses, he is not in favor of the regional comprehensive plan, important for some way to allow for some growth for the sewer plant

Willard Dellicker recommends the need for a facilitator to help us through the process.

The planning members in general prefer a separate meeting night unless there is nothing on the planning commission agenda.

Kermit Delong adjourned the meeting at 8:35 p.m.