

**NEW FREEDOM BOROUGH PLANNING COMMISSION**  
**APRIL 24, 2023**

Meeting was called to order by T. Ruby at 6:00pm.

**Members present:** T. Ruby, J. Merrill, M. Hopkins, R. Ross  
Also present: W. Portner, Zoning Officer  
B. Portner, Administrative Assistant

**Minutes:** Motion by J. Merrill, 2<sup>nd</sup> by T. Ruby to approve the minutes of January 16, 2023. Motion Carried.

**NEW BUSINESS:**

**P.C. CASE NO. 04-23**

**NEW FREEDOM BUSINESS PARK, LLC – 127 PLEASANT AVE. –  
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN TO ALLOW A  
SOLAR ARRAY:**

Joe Burget, from Burget & Associates, Inc., was present to review the comments from our engineer and YCPC.

WAREHAUS & YCPC comments addressed:

Zoning Comments:

1. §225-308.C.(7) – Will Comply
2. §225-703 – Will Comply
3. §225-308.1.1.a.3 – Will Comply
4. §225-308-1.1.a.4 – Complied
5. §225-437.R – Complied
6. §225-435.F – Will Comply

SALDO Comments:

1. §194-201.A.2.a – Complied
2. §194-203.B.3.a – Complied
3. §194-302.B.2 & §194-302.B.3 – Complied
4. §194-302.C.5 – Will Comply
5. §194-302.C.10 – Complied
6. §194-302.D.2 – Complied

7. §194-302.D.4.h – Complied
8. §194-302.D.5.n – Will Comply
9. §194-302.D.7 – No Easements
10. §194-302.E.4 – Complied
11. §194-508.B – Will Comply
12. §194-302.E.17 – Will Comply
13. §194-302.F.4 – Will Comply
14. §194-302.E.18 – No lighting at this time
15. §194-302.F.1.d – Will Comply
16. §194-302.F.1.e – Will Comply
17. §194-302.F.4 – No Waivers
18. §194-302.F.1.i – Complied
19. §194-302.F.6 – Will Comply
20. §194-305.A.1 – Not Necessary
21. §194-305.A.2 – Will Comply
22. §194-404.A – Will Comply
23. §194-506.D.7 – Will Comply
24. §194-506.I – Complied
25. §194-502.H.2 – Will Comply
26. §194-522.A – Complied
27. §194-524.A.4 – Will Comply

W. mentioned the address is listed as 127 Pleasant Avenue which is the same as Sieling & Jones property. They will have this changed.

**Public Comment:**

**Decision:**

J. Merrill motioned to recommend conditional approval to the New Freedom Borough Council upon addressing outstanding comments.

2<sup>nd</sup> by R. Ross. All in favor. Motion carried.

**P.C. CASE NO. 05-23**  
**MASON DIXON BAPTIST CHURCH – 713 CAMPBELL RD. – FINAL**  
**LAND DEVELOPMENT PLAN:**

Blaine Markel from James R. Holley & Associates was present to represent Mason Dixon Baptist Church.

He reviewed the Church's proposal to build a 4,000 sq. ft pavilion for the church to utilize for events.

WAREHAUS & YCPC comments addressed:

Zoning Comments:

1. §225-305.H.2 – Complied Variance granted Case # 12/1993.
2. §225-437.R – Complied
3. §225-516.A.1 – Complied

SALDO Comments:

1. §194-201.A.2.a – Complied
2. §194-203.B.3.a – Complied
3. §194-302.B.2 – Complied
4. §194-302.C.4 – Complied
5. §194-302.C.5 – Complied
6. §194-302.C.6 – Not Required
7. §194-302.C.10 – Complied
8. §194-302.C.6 – Complied
9. §194-302.D.5.k – Complied
10. §194-302.D.1 – Complied
11. §194-302.D.2 – Complied
12. §194-302.D.5.n – Complied
13. §194-302.E.14 – Complied
14. §194-302.E.15 – Complied
15. §194-302.E.18 – Complied
16. §194-302.F.1.d – Complied
17. §194-302.F.4 – Complied
18. §194-305.A.1 – Not Required
19. §194-305.B.5 – Complied
20. §194-302.E.16 – Complied
21. §194-404.A – Complied
22. §194-506.D.6 – Complied
23. §194-522.D - Complied

Stormwater Management Comments:

1. §188.16.A – Complied
2. §188.16.F & G – Complied
3. §188-23.A – Complied
4. §188.24.D – Will Comply
5. §188-24.E.9 – Complied
6. Provide an executed SWM O&M Agreement prior to final approval. – Will Comply

Requested Waivers:

1. §194-510.A – Waiver Requested
2. §194-511.A – Waiver Requested
3. §194-524.A.4 – Waiver Requested

**Decision:**

J. Merrill motioned to recommend conditional approval to the New Freedom Borough Council for the following Waivers:

1. §194-510.A – Installation of Concrete Sidewalk
2. §194-511.A – Installation of Concrete Curb
3. §194-524.A.4 – Payment of Recreational Fees

2<sup>nd</sup> by M. Hopkins. All in favor. Motion carried.

**Adjournment:**

Motion to adjourn by J. Merrill, 2<sup>nd</sup> by M. Hopkins. All in favor. Meeting adjourned at 6:30pm.