
PLANNING COMMISSION MINUTES OF AUGUST 22, 2006

Meeting brought to order at 7:30 p.m. by Chairman James Morris.

Attendance:

Chairman James Morris	John Barto III
Vice Chairman Brian Horwith	Richard Celmer
Secretary Bruce Stettler	William George
Attorney Lisa Young	Leonard Nuss
Township Engineer Steve Gitch	Planning Administrator Jane Kelly
Supervisor Ronald Heintzeman	

Minutes of the July 25, 2006 meeting were approved.

Boy Scout, John Driesbach, 4901 Shawnee Court, attending meeting for a Merit Badge.

4733 Egypt Road – Preliminary – Minor Subdivision, Waiver request to be considered a Preliminary/Final, 2 Lots, South of Clearview Road, 23.0966 acres, AR Zone, Pin 5580 6700 2630. Rubello Bertoni and Doug Fassman presented the plan.

- a. Keystone Engineers have reviewed the plan and offer their comments and recommendations in a letter dated August 16, 2006.
- b. Zoning Officer's review is contained in his letter dated August 17, 2006.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 18, 2006.
- d. Traffic Engineer's review is contained in his letter dated August 16, 2006.
- e. Lot 1 consists of 7.1471 acres and the proposed use is a church.
- f. Lot 2 consists of 15.9495 acres and the proposed use is undecided.
- g. The water is located on the easterly side of Egypt Road.
- h. Engineer will be asking the Board of Supervisors for a speed study at the developer's cost.
- i. One more address is needed for the new lot.
- j. 1980-subdivision plan, NWT #228, shows clearsite triangle and will be shown on new plan.
- k. Engineer requesting this plan to be on agenda for BOS 9/6/06.

Planning Commission has recommended the following conditions:

1. Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated August 16, 2006.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 17, 2006.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 18, 2006.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated August 16, 2006.
5. The signature block shall be moved to the right side of the record sheet.
6. The note regarding the well shall be deleted from the plan.
7. The 50' access to Lot 2, shall be considered part of Lot 2 and an easement shall be given to Lot 1 for access to Lot 1.

Bruce Stettler moved to not grant the waiver request for consideration to Preliminary/Final and approve the Preliminary Plan subject to conditions, seconded by John Barto III, all others agreed.

Joyce L. Reed - Preliminary - Minor Subdivision, Waiver request to be considered a Preliminary/Final, 2 lots, 5182 Egypt Road, 10 acres, 9.9596 acres, AR Zone, Tax Map C8-7-3, Pin 5581 3112 7912. Nick McAndrew, Base Engineering, Inc presented the plan.

- a. Keystone Engineers have reviewed the plan and offer their comments and recommendations in a letter dated August 16, 2006.
- b. Zoning Officer's review is contained in his letter dated August 18, 2006.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 18, 2006.
- d. Traffic Engineer's review is contained in his letter dated July 31, 2006.
- e. Address is needed for new Lot 2.

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Planning Commission has recommended the following conditions:

1. Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated August 16, 2006.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 18, 2006.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 18, 2006.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated July 31, 2006.
5. Lot 2 shall have a catch basin type structure prior to stone filled pit.
6. Drainage easement shall be shown on the record plan.
7. Zoning Hearing Board Note shall include Text, Order, and Case#.

Richard Celmer moved to grant waiver request for consideration to Preliminary/Final and approve the Preliminary/Final Plan subject to conditions, seconded by Leonard Nuss. All others agreed.

Raspberry Hill, - Preliminary – Major Subdivision, Waiver request from section 10.06E.2.a, minimum vertical curve design, Waiver request from section 10.06E.3.a, minimum horizontal curve radius, 14 lots along the east side of Mauch Chunk Road in Balliettsville and north of the Locust Run development, 15.88 acres, SR Zone, Tax Map E07NE3. Donald Steffy, Jim Christman and Doug White presented the plan.

- a. Keystone Engineers have reviewed the plan and offer their comments and recommendations in a letter dated August 16, 2006.
- b. Zoning Officer's review is contained in his letter dated August 17, 2006.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 18, 2006.
- d. Developer has contacted Emergency Services, Schnecksville Fire Company and Nova, regarding emergency access to the development. Verbal reply is no problem with the access.
- e. An agreement has been drafted between the two emergency access adjoining properties and the Developer, regarding property owners' easements and no parking in the emergency access.
- f. A copy of this drafted agreement has been put in the file.
- g. Zoning Officer's suggestion of second access point to Balliet Street is not a possibility due to the grading.
- h. Planning Module will be submitted shortly.
- i. Developer has been in contact with Buckeye Pipeline and has recently supplied additional details requested to Buckeye.
- j. The street name will be Berry Drive.
- k. Planning Commission is questioning the 4 inlets in the stump of Berry Drive. Are all four necessary? Two of the inlets are for a previous approved Stone Ridge and two are for Raspberry hill. Possibly only two inlets needed.
- l. Lots 1 & 11 septic systems on opposite side of pipeline, if alternate system is needed the pipeline will need to be crossed again. Property owners need to be informed of this possible situation.

Planning Commission has recommended the following conditions:

1. Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated August 16, 2006.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 17, 2006.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 18, 2006.
4. Retaining wall details shall be noted on the plan and the height shall be 6 foot.

Brian Horwith moved to grant the two waivers requested, section 10.06E.2.a and section 10.06E.3.a, and approve the Preliminary Plan subject to the above conditions, seconded by John Barto III, Leonard Nuss recused himself, all others agreed.

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Eagle Ridge - Final - Major Subdivision, 4050 Schneck Road, 55 lots, 26.88 acres, SR Zone, Tax Map E7-3-7 & E7NW4-3-21. Jim Christman, Blake Morales, Vito Polsinelli and Eric Griesemer presented the plan.

- a. Keystone Engineers have reviewed the plan and offer their comments and recommendations in a letter dated August 18, 2006.
- b. Zoning Officer's review is contained in his letter dated August 17, 2006.
- c. A meeting is scheduled for Wednesday, August 23, 2006 regarding roadway widen and storm drainage concerns with Jeff Johnson of Johnson's Farms and Jim Christman, Vito Polsinelli and Eric Griesemer of Eagle Ridge.
- d. Planning Commission questioning the 12% grade on Lots 33, 34 and 35, Can they be graded down? If graded down, erosion problems possible and may be hard to maintain.
- e. Planning Commission concerned with the cartway of 36' on a minor collector road.
- f. Township engineer may review Lots 17 though 21 for runoff.

Planning Commission has recommended the following conditions:

1. Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated August 18, 2006.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 17, 2006.
3. A note shall be added to the plan regarding individual grading plans for permits.
4. Additional inlets shall be added to Schneck Road for spillway.
5. A layout shall be shown on the plan for a backup generator for the proposed pump station.
6. The developer shall construct retaining walls and under drainage system shall be added.
7. All under road pipes shall be RCP.
8. Schneck Road shall be completely rebuilt.
9. Level Spreader shall be used on Lots 17 though Lots 22.
10. The endwall 505 shall be revised to be within the ROW.
11. Allied Utility Services Plant shall maintain sanitary Sewer system.

Comments from the Floor:

Theresa Engelhardt, 4901 Shawnee Court, Schnecksville, concerned with pedestrians, children and animals along Schneck Road and Shawnee Court. This parcel is further south on Schneck Road.

Jeff Johnson, Johnson Farms, concerned with stormwater and the pond constructed in 1961. Overflow can barely handle the stormwater now, who is liable if and when the pond walls come out. Can a note be added to plan stating roads do not have to be lined up on any new developments on neighboring properties.

Brian Horwith moved to Table the Plan subject due to concerns and scheduled meeting, seconded by Supervisor Ronald Heintzelman. All others agreed.

LCCC/New Learning Resource Center – Preliminary – Land Development, 4750 Orchard Road, Waiver request to be considered Preliminary/Final, 2.99 acres, AF-I Zone, Pin 5469 0177 6525. The plan was presented by Robert Whartenby; Cowan Associates, Carl Peckitt; LCCC, Don Snyder; LCCC, Nicholas Hewes; NKSED, Scott Harney; Benchmark.

- a. Keystone Engineers have reviewed the plan and offer their comments and recommendations in a letter dated August 16, 2006.
- b. Zoning Officer's review is contained in his letter dated August 17, 2006.
- c. Traffic Engineer's review is contained in his letter dated August 18, 2006.
- d. Phase 1 will be renovated the building only for Library use.
- e. Phase 2 will be the addition, which will need planning and zoning issues resolved.
- f. Plan is being considered a sketch only at this meeting due to the Zoning Hearing Board Scheduled for September 12, 2006.
- g. The only additional traffic will be students from one building to another.
- h. Dumpster will be eliminated and a possible picnic table placed on the concrete slab.

John Barto III moved to consider this a sketch, not grant any waivers and Table the Plan due to unresolved Zoning Issues, seconded by Brian Horwith. All others agreed.

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North Whitehall Comprehensive Plan

Brian Horwith has scheduled a meeting with Glenn Neuhs, to review his assigned section of the Comprehensive Plan. Leonard Nuss will schedule a meeting with Glenn Neuhs after Labor Day to review his assigned section of the Comprehensive Plan.

All other commissioners have meet with Glenn Neuhs regarding their assigned sections of the Comprehensive Plan. Once all sections are review, a new update will be distributed for all Planning Commissioners to review the entire Plan for any corrections.

Planning Commission Meeting should be scheduled in the near future to review just the Comprehensive Plan.

Proposed 55 & Over Zoning Overlay District

A draft of the proposed Ordinance regarding 55 & over Zoning Overlay Districts was distributed for all Planning Commissioners to review. The Planning Commissioners will formally review this at the September Planning Commission.

Meeting Adjourned: 10:35 pm

Jane K Kelly
Recording Secretary
Planning Administrator
North Whitehall Township