

PLANNING COMMISSION MINUTES OF NOVEMBER 27, 2007

Meeting brought to order at 7:30 p.m., on Tuesday November 27, 2007 by Chairman James Morris.

Attendance:

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

Minutes of the October 23, 2007 meeting were approved.

North Whitehall Commercial Center Subdivision (Wal-Mart), North Whitehall Commercial Center, Lot 5, Wal-Mart Store - Per letter from Kaplin/Stewart, representing Wal-Mart, dated November 21, 2007, Wal-Mart will not be appearing at the October Planning Commission meeting and have postponed their appearance until a future date. This letter also granted the Township a time extension until February 24, 2008, for a decision to be rendered.

Planning Commission Chairman, James Morris addressed the audience regarding anyone present to comment on the Wal-Mart plans. Mr. Morris stated no comments would be heard regarding Wal-Mart without a representative from Wal-Mart present.

Donald & Karen Newhard – Final –Project # NWT 07-017 – Minor Subdivision, 5210 Oakland Road, 14.5441 acres, AR zone, 2 Lots, Parcel ID# 5570 5672 6035. 90-Day Clock starts 11/27/07; 90-Day deadline ends 2/24/08. Engineer, Robert Hoppes and Developer, Donald Newhard, presented the plan.

- a. Keystone Engineers have reviewed the plan and offer their comments and recommendations in a letter dated November 20, 2007.
- b. Zoning Officer's review is contained in his letter dated October 29, 2007.
- c. Sewage Enforcement Officer's review is contained in his letter dated November 14, 2007.
- d. Traffic Engineer's review is contained in his letter dated November 6, 2007.
- e. Lot 1 pins have been set.
- f. Planning Commission Member Richard Celmer questioned the sanitary sewer easement for Lot #2. A ten-foot line should be added to the plan for this easement.

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 November 20, 2007.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated October 29, 2007.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated November 14, 2007.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated November 6, 2007.
5. Future road construction easement shall be added to the plan.
6. Per the Zoning Officer's request, the blue-hatched area shall be shown in a more descriptive way to show an easement and not a property line.
7. Note #6 on the plan shall include the entire stub road "A".
8. Future public water extension note shall be included on the plan.
9. Mr. Celmer also questioned the drip irrigation system and suggested the Board of Supervisors review this before granting this plan a final approval.
10. Planning Commission Chairman, James Morris, requested all religious, political and social opinions be removed from the plan.

Brian Horwith motioned to approve the Final Plan subject to conditions, seconded by Leonard Nuss, all others agreed.

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Peaches Estates, formerly known as, 1708 Clearview Road – Final – Project # NWT-05-047 - Minor Subdivision, 3 lots, 10.53 acres, AR Zone, D8-9-2A. 90-Day Clock starts 11/27/07; 90-Day deadline ends deadline 2/24/08. Engineer Mark Bradbury and Developer William Markson presented the plan.

- a. Keystone Engineers have reviewed the plan and offer their comments and recommendations in a letter dated November 20, 2007.
- b. Zoning Officer's review is contained in his letter dated November 20, 2007.
- c. Sewage Enforcement Officer's review is contained in his letter dated November 14, 2007.
- d. Traffic Engineer's review is contained in his letter dated November 19, 2007.
- e. Planning Commission member Richard Celmer suggested the developer clear away as much as possible for sight distance along Clearview Road.
- f. Engineer Mark Bradbury inquired if he can note "in excess of 300 ft" in the sight distance notes, rather than the actual amount over 300 feet. Township engineer Steve Gitch commented that was acceptable.

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2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated November 20, 2007.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated November 14, 2007.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated November 19, 2007.
5. The developer and engineer shall review the sight distance issue with the traffic engineer before meeting with the Board of Supervisors.
6. Lot 3 shall be public water, connection from Clearview Road.
7. The deeds and the plan shall include a stipulation regarding Lots 1 & 2 future water hook-up.

Craig Snyder motioned to approve the Final Plan subject to conditions, seconded by Bruce Stettler, all others agreed.

North Whitehall Comprehensive Plan – Draft – Discussion

Glenn Neuhs, SSM distributed the updated maps and changes, per the last Planning Commission meeting.

Comments on the plan from the commission and the floor:

Planning Commission Member Brian Horwith questioned if the Lehigh Valley Planning Commission letter was addressed in the changes made to the Comprehensive Plan. Chairman, James Morris commented the letter was reviewed and any commission agreed upon changes were made.

Mark Bradbury, Martin, Bradbury and Griffith, requested a copy of the updated North Whitehall Township Comprehensive to use in South Whitehall Township. Attorney Young stated once the Comprehensive Plan is completely updated and ready for the Board of Supervisors public hearing, copies will be available in the North Whitehall Township Planning Office.

Jerome Joseph, 3521 Rome Court, questioned if there are copies of the draft Comprehensive Plan for public viewing and is the plan on the website in an electronic version. Attorney Lisa Young stated once the plan is ready for the Board of Supervisors public hearing, copies of the draft plan will be in the township planning office for public viewing. The draft plan is not available on the township website, but once the plan is adopted, the plan will be on the Township website.

John Getty, 3331 Woodlea Road, questioned if the Schnecksville Fire Company parcel was changed or is it still Agricultural/Residential as discussed at the last meeting. The Planning Commission reviewed the maps and found the change back to Agricultural/Residential was not made per the last meeting. This correction shall be made before the Comprehensive Plan is presented at the Board of Supervisor's public hearing.

Planning Commission member, Bill George, noticed the lots missing in the upper northwest section of the township along Trexler Road. This correction shall also be made before the public hearing.

Planning Commission member, Craig Snyder made a motion to send a favorable recommendation on the North Whitehall Township Comprehensive Plan, to the Board of Supervisors, seconded by Leonard Nuss. A vote was taken, Richard Celmer recused himself, and all others agreed.

Planning Commission Chairman, James Morris thanked Glenn Neuhs and his staff at SSM for all their efforts working on the Comprehensive Plan.

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Mr. Morris informed the Planning Commission of a letter received from Penn State Forestry. This letter outlines several presentations the commission might be interested in hearing. Mr. Morris would like the commission to review the letter and give their thoughts. Planning Commission Secretary Bruce Stettler shall review first and then pass the letter on.

Township Secretary, Brenda Norder requested the Planning Commission review the dates for 2008 Planning Commission meetings to make sure there are no conflicts for the normal fourth Tuesday meetings. The calendar was reviewed and no conflicts appear at this time.

Comments from the floor:

Kathy Bryan, 3126 Woodlea Road, would like to know if the percentage of each zoning area is available for review by the residents. Attorney Lisa Young stated the Township Zoning Officer had compiled such a list in the past. She will see if the list is still available.

Charles Knauss, 3525 Apple Road, would like to know why the commission suggested the ordinance change to the sizes in the parking spaces, did the commission not request a change in the building sizes. The commission stated by increasing the parking spaces, you are in turn decreasing the building sizes. A lot can only have so much building and impervious coverage.

Meeting Adjourned: 8:55pm
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township