

Meeting brought to order at 7:30 p.m., on Tuesday August 26, 2008 by Chairman Richard Celmer.

Attendance:

Chairman Richard Celmer	William George
Vice Chairman Brian Horwith	Leonard Nuss
Secretary Bruce Stettler	Jeff Johnson
Attorney Lisa Young	Joanne Guth
Township Engineer Steve Gitch	Planning Administrator Jane Kelly
Supervisor Ronald Heintzelman	

Minutes of the July 22, 2008 meeting were approved as presented.

4830 Kernsville Road – Special Exception – Project # NWT 08-011, Child DayCare Center, SR Zone, 5468 7039 6355. Larry Turoscy; Lehigh Engineering, Stacey Jessup and Michelle Weiss; owners presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated August 19, 2008.
- b. Zoning Officer's review is contained in his letter dated August 21, 2008.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 14, 2008.
- d. Traffic Engineer's review is contained in his letter dated August 21, 2008.
- e. The proposed project is an existing house conversion to a daycare center.
- f. The hours of operations are proposed to be 7am to 6pm Monday thru Friday.
- g. The owners are proposing a staff of 8 employees and provide care for 41 children.
- h. The ages of the children will range from 6 weeks to 11 years old.
- i. The existing driveway is proposed to be widened for a parking lot in the front and rear of the property.
- j. At the present time, two parking spaces are proposed in the sight distances in the front parking lot. A possible waiver may be request for this.
- k. Sign and fence permits will be applied for in the future.
- l. The sign placement is proposed to be outside of the sight triangle.
- m. A fence is proposed to be placed in the back of the property for a safe play area for the children.
- n. Planning Commission Chairman Rich Celmer is concerned with the fenced in area. This area is close the septic area, what if the septic system fails and drains into that area? A replacement play area needs to be considered.
- o. The SEO suggested a dual chamber tank and the applicants have proposed to have the current tank replaced with a 1500-gallon tank dual chamber tank.
- p. Planning Commission member Leonard Nuss questioned perc testing and if any additional tests are necessary.
- q. The applicant states no perc tests are necessary at this time, less water will be used. The DayCare will use less water then a residence, no showers, no baths and no laundry.
- r. Engineer Larry Turoscy summarized the traffic concerns and is proposing to put his summary in a letter for the Zoning Hearing Board.
- s. Leonard Nuss questioned how far the fence for the play area was from the property line. Larry Turoscy stated 10 feet.
- t. Planning Commission member Joanne Guth questioned how the size of the play area was decided. The applicant stated the state regulations require 65 feet per child.

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 19, 2008.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 21, 2008.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 14, 2008.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated August 21, 2008.
5. Planning Commission member Bruce Stettler recommended moving the 2 parking spaces in the sight triangle from the front of the lot to the back of the lot.
6. Planning Commission member Brian Horwith agreed with Bruce Stettler and he also added that the tree in the front yard should have the branches cut higher to help with the sight distance.
7. Attorney Lisa Young stated note #7, should be removed from the plan, indicating on-lot water and sewer are proposed.

Comments from the floor:

Laura Warmkessel, 2077 Juniper Drive, Coplay, is concerned with the traffic on Kernsville Road and how fast the cars travel on this road. Are there any signs planned to inform the travelers of the DayCare and school in the area? And also since this DayCare is near another school district border, have other schools been approached about pick up?

The applicant states the only school that will pick-up at the DayCare is Parkland for the elementary and the middle school. Other school districts were not interested.

Leonard Nuss moved to send a favorable recommendation, including moving the 2 parking spaces to the back of the lot from the front of the lot out, of the sight triangle, to the Zoning Hearing Board, seconded by Jeff Johnson, all others agreed. The Zoning Hearing Board is schedule for 9/9/08.

Sunflower Apartments – Sketch – Project # NWT 08-012, VR Zone, 4041 Sand Spring Road, 5469 5425 9902, 10.61 Acres, Land Development. The plan was presented by Steve Pany; Pany & Lentz Engineering, Jackie Johnson and Jeff Johnson; owners.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated August 19, 2008.
- b. Zoning Officer's review is contained in his letter dated August 21, 2008.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 14, 2008.
- d. Traffic Engineer's review is contained in his letter dated August 13, 2008.
- e. The project is proposed to have 92 apartments with 2 parking spaces per unit.
- f. This proposal is to the north side of Sand Spring Apartments and will have a private access road.
- g. Public water and sewer is proposed.
- h. A recreation area is proposed on the site.
- i. A secondary access is being looked into or a possible boulevard access with a grass strip separating the two lanes for its entire length from Sand Spring Road to the units. Planning Commission member Bruce Stettler suggested bringing the boulevard all the way up to where the road splits at the apartments.
- j. The roads in the apartment complex are proposed to be private but are proposed to be built to Township standard.
- k. Planning Commission Chairman Rich Celmer questioned a detention facility, is there one and where is it? Engineer Steve Pany stated the detention area is proposed at the low end of the property north of Sand Spring Road.

Comments from the floor:

Betty Lees, 4418 Route 309, Schnecksville, where is this located? Right next to the turnpike. How can you pull out at that location? Engineer Steve Pany stated, where access to the proposed property is proposed is the only access available for this road location.

Terry Muth, 4681 Coplay Creek Road, Schnecksville, how far will the setbacks be adjoining his property? Engineer Steve Pany stated a 20-foot buffer is proposed. He also questioned how much runoff is anticipated and where will it go? Steve Pany stated the runoff would flow to the south.

Mr. Muth stated he does not want any additional water than he already gets now. Steve Pany stated the site would be lowered to prevent the water from coming onto Terry's property.

The applicant requested to have the sketch plan on the Board of Supervisors agenda for September 3, 2008.

Proposed Windmill Ordinance

General discussion was conducted on the proposed Windmill Ordinance.

Mark Kohn, 3339 Mauch Chunk Road, Coplay, is a sales representative and he discussed with the Planning Commission many aspects of the proposed ordinance.

Planning Commission member Brian Horwith is in favor of the monopole. Some other Planning Commission members were still in favor of the lattice structures.

Many Planning Commission members were concerned with section 3a, which reads, "The Wind Turbine shall be independent of any structure and shall be located a minimum distance of one hundred ten (110%) percent times the Turbine Height from any structure or property line." The Planning Commission suggests dropping the "structure or".

Several discussions were held on the permitted use in various zoning districts, but ultimately, the Planning Commission by consensus, decided not to reduce the Windmill Ordinance zones.

Several discussions were held on how many windmills per parcel per acre, but no decision was made.

Several discussions were held on the height allowed, possible 60 ft, but no decision was made.

Several discussions were held on who should install the windmills, private installations or commercial, but no concrete decision was made.

Comments from the floor:

Terry Muth, 4681 Coplay Creek Road, Schnecksville, is in favor of more than one windmill per parcel for larger parcels. He has 100 acres.

Alan Ringer, 2812 Old Post Road, Schnecksville, provided the Planning Commission with information regarding Wind Turbine-Rooftop units, which he researched on the Internet. He is in favor of the Windmill Ordinance.

Charles Knauss, 3525 Apple Road, Orefield, can he install a windmill and how far from the street it must go? Rich Celmer stated not in the front yard set back and Mr. Knauss would have to respect the 110% height restriction to the property line or ROW.

Jeff Johnson motioned to table the proposal for further study until the September meeting, seconded by Brian Horwith, all others agreed.

Any other items that may be discussed at the discretion of the Planning Commission

Planning Commission member Leonard Nuss had a few items to discuss.

Lehigh County Organics Recycling Facility – Leonard noticed in the Board of Supervisors minutes that a bagging facility was proposed. This was never mentioned at the Planning Commission meeting and the applicant was questioned at the Planning Commission Meeting. Why was this not mentioned?

Bausch Subdivision – the sight triangle, why is it not clear and verified? Engineer Steve Gitch stated this was questioned in his review letter to the Board of Supervisors.

12-foot Driveways – should the Planning Commission start a Zoning Ordinance Revision on this item? Leonard Nuss motioned to put the 12' Driveway Ordinance Revision discussion on the 9/08 agenda, Jeff Johnson seconded, all others agreed. Jane Kelly should make a copy of that section of the ordinance for the Planning Commission members for the September meeting discussion.

What happened to the North Whitehall Township Comprehensive Plan? The Planning Commission finished with the Plan in 1/08 and hasn't heard anything about the plan since. Attorney Lisa Young stated the Board of Supervisors have had a very full agenda lately and should be working on the Comprehensive Plan shortly.

Comments from the floor:

Betty Lees, 4418 Route 309, Schnecksville, the alley behind their homes is getting very busy with the start of school again and the college opening. What can they do to keep the public out of their private alley?
Some Planning Commission members suggested putting up signs stating private alley, Do Not Enter, No Outlet, etc.

Brian Horwith motioned to adjourn, Joanne Guth seconded, all agreed.

Meeting Adjourned: 10:15

Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township