

**Meeting** brought to order at 7:30 p.m., on Tuesday October 28, 2008 by Chairman Richard Celmer.

**Attendance:**

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

**Minutes** of the September 23, 2008 meeting were approved as presented.

**Union Church of Neffs Lot Line Adjustment & Consolidation**—Final—Project # NWT 08-014, NW Corner of Intersection Of PA S.R. 873 and Washington Street in Neffs, SR & AR Zoned, Map D6-16-4 and D6-25-1. Rudy Wolff presented the plan.

- Spotts, Stevens & McCoy have reviewed the plan and offered their comments and recommendations in a letter dated 10/14/08.
- Zoning Officer's review is contained in his letter dated 10/22/08.
- Sewage Enforcement Officer's review is contained in his letter dated 10/14/08.
- Traffic Engineer's review is contained in his letter dated 10/9/08.
- This lot line adjustment is 8 lots consolidating into 4 lots.
- These lots can be consolidated with the road dividing them per court information.

**Planning Commission has recommended the following conditions:**

- Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated 10/14/08.
- Developer shall address any pertinent comments of the Zoning Officer as set forth in his review letter dated 10/22/08.
- Developer shall address any pertinent comments of the Sewage Enforcement Officer as set forth in his review letter dated 10/14/08.
- Developer shall address any pertinent comments of the Traffic Engineer as set forth in his review letter dated 10/9/08.
- All existing features for the Lutheran Church shall be shown on the plan, including the existing septic system.
- Note 4 shall be corrected on the plan stating on-site sewage system and not public sewer.
- A note shall be added to the plan regarding the "Standard Drainage Covenants Agreements".
- A note shall be added to the plan regarding Unionville Road T715 and no Offer of Dedication.
- New deeds for each new parcel shall be provided to the Township.
- The Recorder of Deeds block shall be moved to the right side of the plan.

Leonard Nuss moved to table the plan due to the outstanding issues seconded by Jeff Johnson, a vote was taken Ronald Heintzelman, Brian Horwith, William George vote against tabling the plan, Leonard Nuss, Jeff Johnson, Bruce Stettler, Joanne Guth voted to table the plan and Rich Celmer recused himself due the SSM review of the plan. The Motion to table the plan has carried.

**Valley Road Estates-5724 Kernsville Road Lot Line Adjustments**—Final—Project # NWT 08-013 AR Zone, Pin 5467 0879 2092. The plan was presented by Steve Pany, engineer and Jeff Johnson, landowner.

- Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated 10/21/08.
- Zoning Officer's review is contained in his letter dated 10/22/08.
- Sewage Enforcement Officer's review is contained in his letter dated 10/14/08.
- Traffic Engineer's review is contained in his letter dated 10/9/08.
- This consolidation is one lot being split into three parts and consolidated with three adjoining lots.
- The sewage disposal anticipated from 5748 Kernsville Road, as part of Apple Hill Estates, is no longer proposed.
- No soil testing has been done on 5748 Kernsville Road.
- The developer and engineer request an affirmation of the waiver granted for the original Apple Hill Estates approval regarding a waiver from dedicating additional ROW along Kernsville Road, in regards to 5748 Kernsville Road, there by not creating a non-conforming lot.

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 10/21/08.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated 10/22/08.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated 10/14/08.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated 10/9/08.
5. Jaindl Estate Trustees approval shall be added to the plan for signature.
6. The Planning Commission has recommended that the ROW be dedicated for 5748 Kernsville Road.

Brian Horwith moved to table the plan due to the outstanding issues, seconded by Leonard Nuss, all others agreed.

**Proposed Driveway Ordinance Revision**

Township Engineer Steve Gitch presented his review of the International Fire Code and impact on driveways. The Planning Commission discussed the driveway widths in North Whitehall Township and surrounding Townships. It was suggested by Planning Commission members that the widening of driveways reference the number of dwellings utilizing the driveway.

Jeff Johnson motioned to recommend to the Board of Supervisors to authorize the Township Engineer and the Township Solicitor to work together to develop a template for a Residential Driveway Ordinance, Brian Horwith seconded, all others agreed.

**Hazard Mitigation Plan Lehigh Valley, PA**

Planning Commission Chairman Richard Celmer received the Hazard Mitigation Plan and asked Planning Administrator Jane Kelly to distribute to Planning Commission members for future discussion.

**Ordinances**

Attorney Lisa Young distributed a working draft of the Windmill Ordinance for the Planning Commission members to review. The Board of Supervisors at the hearing on November 19, 2008 will consider this.

Attorney Lisa Young also distributed a working draft of the ATV, Dirt Bike and Snowmobile Ordinance for the Planning Commission members to review. The Board of Supervisors at the hearing scheduled for November 19, 2008 will consider this. Various discussions were held on this Ordinance. Planning Commission members were not in favor of this Ordinance. Some members were again questioning, "Who is going to enforce this Ordinance on the weekends and evenings?". "Why do we need such an Ordinance?"

Attorney Lisa Young explained the Ordinance was drafted due to many complaints brought to the Board of Supervisors regarding these vehicles and residents being extremely persistent on their objections of people using these vehicles in certain areas and times of the day and night.

The Planning Commission members would like to see other Township Ordinances on this subject.

Bruce Stettler motioned to not recommend adoption this Ordinance in its present form to the Board of Supervisors, seconded by Jeff Johnson, all others agreed.

**Other items discussed**

Jeff Johnson questioned the 4830 Kernsville Road Daycare Special Exception and whether they are coming back to the Planning Commission again? They will not be back to the Planning Commission; they were only at the Planning Commission for a recommendation to the Zoning Hearing Board for their Special Exception Use.

**Comments from the Floor:**

**Harold Guenther, 5023 Farmview Drive, Schnecksville**, He is interested in the Windmill Ordinance and would like to have a copy of the working draft Ordinance. Attorney Lisa Young gave him a draft copy.

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Leonard Nuss motion to adjourned, seconded by Jeff Johnson, all others agreed.

Meeting Adjourned: 10:15p.m.

Jane K. Kelly  
Recording Secretary  
Planning Administrator  
North Whitehall Township