

Meeting brought to order at 7:30 p.m., on Tuesday September 23, 2008 by Chairman Richard Celmer.

Attendance:

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

Minutes of the August 26, 2008 meeting were approved as presented.

Proposed Windmill Ordinance

Attorney Lisa Young incorporated some of the changes from previous meeting minutes into draft form for the Planning Commission to review.

Planning Commission Chairman Richard Celmer suggested if any Wind Turbine would be placed on a structure, it must comply with to UCC standards.

Planning Commission members Brian Horwith and Bruce Stettler both agree a Wind Turbine should not be placed on a house.

Section 3.a. of the draft ordinance shall read "The Wind Turbine shall be independent of any dwelling and shall be located a minimum distance of one hundred ten (110%) percent times the Turbine Height from any property line."

Several discussions on Roof-Mounted Wind Turbines were conducted. Section 3.a. addresses this issue.

The minimum height of the lowest position of the wind rotor shall be 35'. The maximum height of a monopole shall be 70'.

There shall be no guy wires attached to the monopole.

Section 3.e. of the draft ordinance delete " to the extent applicable".

Section 3.n. of the draft ordinance shall be removed completely.

Section 3.v. of the draft ordinance shall be removed completely.

Attorney Lisa Young shall draft a revised Ordinance to be distributed along with the minutes from tonight's meeting for the Planning Commission members to review. Any issues or concerns with the revisions should be forwarded to Jane Kelly.

Brian Horwith motioned to send a favorable recommendation to the Board of Supervisors on Ordinance 2008-3, Joanne Guth seconded, John Barto III abstained due to arriving late to the meeting, and all others agreed.

Riparian and Wetland Buffers, LVPC Guide and Model Regulations Discussion

Various discussions were held on Riparian Buffer. The Natural Resources Conservation Service (NRCS) standards for Riparian Buffer call for a minimum width of 75 feet and a maximum average width of 150 feet. North Whitehall Township Zoning Ordinance requires a buffer width of at least 35 feet.

Leonard Nuss motioned to leave the current Zoning Ordinance addressing Riparian Buffers to remain unchanged, seconded by Jeff Johnson, Joanne Guth opposed, all others agreed.

Cottage Housing Development Guide/Model Regulations Discussion

Richard Celmer stated the Cottage Housing Developments are more common in urban areas, mostly in the Northwestern US. Public water and sewer are required in these developments. Access via alleys and private driveways are mainly used in Cottage Housing Developments. The homes range from 1200 sq ft to 1500 sq ft in size. This type of development might be a good idea for the 55 and over communities.

Various discussions on the need of this type of development in North Whitehall Township and if the need is here right now were held.

John Barto motioned not to support Cottage Housing Developments in North Whitehall Township at this time, Leonard Nuss seconded, all agreed.

Attorney Lisa Young brought to the table two Ordinances drafted by the Zoning Officer.

2008-1 Mandatory Trash Collection Ordinance

The Planning Commission is opposed to any mandatory collection. Leonard Nuss stated how do we know who has a garbage collector and who doesn't. John Barto III stated some residents take their garbage to their place of business. Bruce Stettler agreed with all that was said but he stated the Commission has many questions and does not know everything in regards to mandatory collections.

Brian Horwith made the motion with many reservations and too many questions not to recommend adoption of Ordinance 2008-1, John Barto III seconded, all agreed.

2008-2 Open Burning Ordinance

The Planning Commission suggests clearing and grubbing permits should be added to the Ordinance. Jeff Johnson has a concern with Township Fire Departments telling the residents not to burn thus enforcing the Open Burning Ordinance after the Township Office has closed, and then requesting donations from the residents to support the Township Fire Departments.

Victor Lees Jr, 4418 Route 309, Schnecksville, believes people do not know there is an existing Open Burning Ordinance. **Brian Neas, 4410 Route 309, Schnecksville**, questions if you have ordinance and do not enforce it, why have it? **Betty Lees, 4418 Route 309, Schnecksville**, suggested the Township send out a postcard to all Township residents informing them of the Open Burning Ordinance.

John Barto III motioned not to adopt 2008-2 but to enforce the current Open Burning Ordinance; Jeff Johnson seconded, Bill George agreed, all others opposed.

Proposed Driveway Ordinance Revision

Jeff Johnson suggested the Township incorporate provisions in the 2006 International Fire Code (IFC) pertaining to emergency vehicle access and driveway design/construction.

Jeff Johnson made the motion to have the Board of Supervisors authorize the Township Engineer to review the IFC for pertinent driveway standards. John Barto III seconded, all others agreed.

Other items discussed by the Planning Commission

Leonard Nuss questioned the Board Of Supervisor Workshop Minutes from September 17, 2008 about the MeadowCreek Subdivision. Was this the Eagle Ridge Development and will the Planning Commission be revisiting the plan?

Township Engineer Steve Gitch and Attorney Lisa Young both stated the development was previously Eagle Ridge and at this time there is no need for the Planning Commission to review the plan (name change only).

John Barto motioned to adjourn, Brian Horwith seconded, all agreed.

Meeting Adjourned: 10:15 pm

Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township