

PLANNING COMMISSION MINUTES OF OCTOBER 27, 2009

Meeting brought to order at 7:30 p.m., on Tuesday October 27, 2009 by Chairman Richard Celmer.

Attendance:

Chairman Richard Celmer	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 September 22, 2009 meeting were approved as presented.

Planning Commission Chairman Richard Celmer announced to the floor that the last two items on the agenda; Lehigh County Authority and Wal-mart Land Development have both requested to defer to the November Planning Commission Meeting. There will be no discussion on the Wal-mart at this meeting and Mr. Celmer requested the Planning Commission members also review SALDO Sections 10.03a thru d with Section 10.03e. At the September meeting Vice Chairman Brian Horwith asked that Section 10.03e be reviewed by Wal-mart for discussion at the October meeting. It is suggested that all of Section 10.03 be reviewed in it's entirety at the November meeting.

David & Maxine Krapf/Philip Edmiston – Final – Project # NWT- 09-015 – Lot Line Adjustment, 5540 & 5552 Riverview Road, 2.8597 acres, AR zone, Parcel ID# 5571 4070 3270 & 5570 4977 6690. 90-Day Deadline starts 9/22/09, 90-Day Deadline ends 12/20/09. David and Maxine Krapf; property owners, along with Philip Edmiston; also property owner presented the plan.

- Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated October 20, 2009.
- Zoning Officer's review is contained in his letter dated October 14, 2009.
- Sewage Enforcement Officer's review is contained in his letter dated October 20, 2009.
- Traffic Engineer's review is contained in his letter dated September 30, 2009.
- Half an acre will be conveyed from one lot and added to the other for this lot line adjustment.
- Currently Mr. Krapf's shed is situated on the property line. The lot line adjustment will provide for more lot area for the Krapf property.

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 October 20, 2009.
- Developer shall address the Zoning Officer's comments as set forth in his review letter dated October 14, 2009.
- Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated October 20, 2009.
- Developer shall address the Traffic Engineer's comments as set forth in his review letter dated September 30, 2009.
- The graphic scale shall be added to the plan.
- The correct street names shall be added to the location plan as noted in the Traffic Engineer's review.
- Concrete monuments shall be added to the plan on both corners of the newly established lot lines.
- An iron pin shall be placed at the northeast corner of lot one along the northern ROW/property line.
- The iron pin that correctly represents the property corner at the southwest corner of lot two shall be identified on the plan. The other iron pin shall reference it's location to the property corner.
- The approval/review blocks, owner's certification and surveyor's certification shall be in accordance with SALDO B.01 thru B.03.

Leonard Nuss moved to approve the Preliminary/Final Plan subject to conditions noted above, seconded by Jeff Johnson, all others agreed.

Dennis & Louise Klusaritz/Lonny Bryfogle – Final – Project # NWT – 09-016 – Lot Line Adjustment, 2118 & 2130 Rising Sun Road, 3.2007 acres, AR zone, Parcel ID# 5570 4814 1879 & 5570 3893 6876. 90-Day Deadline starts 10/27/09, 90-Day Deadline ends 1/24/2010.

- Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated October 20, 2009.
- Zoning Officer's review is contained in his letter dated October 13, 2009.
- Sewage Enforcement Officer's review is contained in his letter dated October 20, 2009.
- Traffic Engineer's review is contained in his letter dated September 30, 2009.
- The second lot in the lot line adjustment is currently vacant. A house is proposed subject to Township approval of the plan.
- The developer would appreciate the ROW issue being resolved by the Township in an expeditious manner.
- The Township Solicitor suggested the developer and his engineer submit the Deed(s) of Dedication while the plans are being submitted for review with the Board of Supervisors; the Deed(s) of Dedication could be adopted by Resolution on the same night as the plans go before the Board for approval.

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 October 20, 2009.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated October 13, 2009.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated October 20, 2009.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated September 30, 2009.
5. The graphic scale shall be corrected
6. All adjoining property owners and addresses shall be noted on the plan.
7. Concrete monuments shall be shown on the plan at both the ends of the newly created lot line.
8. The curve data shall be corrected on the plan.
9. Planning Commission members are concerned with the single sewage system tested on 2130 Rising Sun Road. Normal procedures require a primary and a secondary sewage site along with percs and probes. This should be discussed with the Township Sewage Enforcement Officer.

Bruce Stettler moved to approve the Preliminary/Final Plan subject to notes and conditions noted above, seconded by Joanne Guth, all others agreed.

Lehigh County Authority – ACT 537 Plan Update, Project # NWT-05-043. LCA has postponed their appearance at the Planning Commission until the November Meeting.

North Whitehall Commercial Center, Lot 5, Wal-Mart Store – Preliminary – Project # NWT- 07-021 – Land Development, 3872 Route 309, south side of Route 309, opposite Levans Road, 32.67 acres, PC zone, Parcel ID# 5468 4911 9262. Current 90-Day deadline 11/18/09. Wal-Mart has postponed their appearance at the Planning Commission until the November Meeting.

Township Zoning Officer submitted a request for the Planning Commission to review an Amendment to the Zoning Ordinance regarding Section 403.D.15 Residential Accessory Structure or Use. The Planning Commission will review and discuss the proposed amendment at the November meeting.

Lehigh Valley Planning Commission Guide Books – Planning Commission Chairman Rich Celmer requested the Board prioritize the Guidebooks in the order they would like to discuss them for future meetings.

Planning Commission member Jeff Johnson inquired as to what happened with the Driveway Ordinance research the Board of Supervisors authorized the Township Solicitor and Township Engineer to work on.

Planning Commission Chairman Rich Celmer informed the board of two training sessions at the Lehigh Valley Planning Commission on November 4th from 9 to 11am and November 5th from 6:30 to 8:30pm, entitled "Better Communities through Smart Growth".

Comments from the Floor:

Kathy Bryan, 3126 Woodlea Road, Orefield, requested the minutes on the website be corrected, February 24, 2009 has March 24, 2009 minutes shown.

Charles Knauss, 3525 Apple Road, Orefield, requested the correct Zoning Hearing date for November, the paper states November 5th and the website states November 3rd.

Township Solicitor Lisa Young stated Mr. Knauss should contact the Zoning Officer for the correct date.

Jeff Johnson motioned to adjourn, Joanne Guth seconded, all others agreed

Meeting Adjourned: 8:25PM

Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township