

**NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION
3256 LEVANS ROAD, COPLAY, PA 18037**

PLANNING COMMISSION MINUTES OF JULY 22, 2014

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, July 22, 2014 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith	Robert Korp
Vice Chairman Bruce Stettler	Richard Semmel
Secretary Leonard Nuss	Jeff Johnson
Attorney Lisa Young	Supervisor Richard Celmer
Township Engineer Steve Gitch	Planning Administrator Jane Kelly

Minutes of the May 27, 2014 meeting were approved as presented.

1. Edward C. Klusaritz Minor Subdivision- Preliminary/Final- Project # NWT 14-010, AR Zone, 2 Lot Subdivision, 2181 Echo Road, 5571 2050 8696. Waiver to be considered a Preliminary/Final. 90-Day Deadline starts 7/22/14, 90-Day Deadline 10/19/14. Engineer Bob Hoppes and property owner Edward Klusaritz, Jr. presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 17, 2014.
- b. Sewage Enforcement Officer's review is contained in his letter dated July 15, 2014.
- c. A waiver request was submitted for driveway access to the property from a collector road rather than from a local road.
- d. Various discussions were held regarding possible waiver request needed for the decrease in the ROW to make room for the utility easement and the perc holes for the primary test site.

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 July 17, 2014.
2. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated July 15, 2014.
3. ROW shall be dedicated to the Township.
4. The typical layout shall be changed to show both the stormwater infiltration trenches and the proposed septic system on the plan.
5. A waiver request shall be submitted to decrease the utility easement and the ROW.

Leonard Nuss motioned to send a favorable recommendation to the Board of Supervisors, granting all the waiver requests, including, the Preliminary/Final waiver, the driveway waiver to a collector road and the decrease of the utility easement & ROW waiver, Jeff Johnson seconded the motion, all others agreed.

2. Michael Selig, Special Exception Review, Project # NWT 14-019, Private Heliport, 5471 Route 309, AR zone, 5459 5715 2002. The applicant was not present to discuss his special exception application.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 16, 2014.
- b. Zoning Enforcement Officer's review is contained in his letter dated July 17, 2014.
- c. Various Planning Commission members were very unhappy with the condition of the application. The application was hard to read.
- d. **Planning Commission Chairman Brian Horwith** commented that with the absence of the Applicant or a representative, the Planning Commission could discuss the Application, however without any direct commentary or discussion from the Applicant, it will limit the Planning Commission to likely only provide an unfavorable recommendation, rejecting the special exception application
- e. **Planning Commission member Richard Semmel** motioned for an unfavorable recommendation be sent to the Zoning Hearing Board or the Board of Supervisors that no action be taken on this plan until an updated and a legible plan is submitted.

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- f. **Township Solicitor Lisa Young** stated the plan is a Special Exception, not a Land Development. The Planning Commission can give a recommendation within the allotted time period, but if they do not, the Special Exception will still move forward to the Zoning Hearing Board without the Planning Commission's recommendation.
- g. **Planning Commission member Jeff Johnson** stated a 20' driveway is needed per fire code. Jeff also had concerns with the location of the heliport being next to a horse farm and he questioned if the heliport is commercial or private.
- h. **Attorney Eric Smith representing Raymond & Sheila Sloyer, 5480 Route 309, Heidelberg Township**, stated commercial use of this nature is not permitted in an AR Zone and a heliport is not permitted in an AR Zone.

Jeff Johnson motioned to send an unfavorable recommendation, rejecting the special exception request, to the Zoning Hearing Board, seconded by Bob Korp, all others agreed.

3. North Whitehall Township Comprehensive Plan & Districts

- The Comprehensive Plan was adopted in 2009. Since that time, the Planning Commission has had numerous discussions regarding changing the zoning ordinance to be consistent with the future land uses as depicted in the Comprehensive Plan. The goal is to proactively provide planning guidance and align the zoning ordinance with those future uses best suited for parcels, as determined in the Comprehensive Plan
- There is a general consensus among the Planning Commission to continue to review selected sections of the township determined by the Planning Commission, and provide specific recommendations from time to time in order to induce the township to review the future uses, and corresponding zoning ordinances
- Planning Commission member Bob Korp gathered information on Kernsville Road/Orefield Road & Route 309 intersection for review by the Planning Commission.
- Various discussions were held on the possible district changes, and the intersection at Kernsville Road/Orefield Road & Route 309.

Leonard Nuss motioned to send the Board of Supervisors a recommendation for zoning changes to the districts at the following locations: Going west to east from the Jordan Creek to Tri-Clover Road and going north to south from Kernsville Road to the Township Line, change to LI (light industrial). Also the location at the intersection of Kernsville Road/Orefield Road & Route 309, going north on Route 309 up to Wolfs Crossing Road, east to Westwood Subdivision and south along the common property line to the Turnpike and continuing south to Township line, change to LI-C (light industrial commercial). Brian Horwith seconded the motion, a vote was taken, Rich Celmer and Jeff Johnson abstained, 4-yes, 1-no, motion carried.

- Discussion on possible areas to review next.
- Planning Commission Chairman Brian Horwith suggested reviewing areas other than Route 309.
- Possibly Mauch Chunk Road/ Cedar Crest Blvd/Quarry Street

Bruce Stettler motioned to adjourn, Jeff Johnson seconded, all others agreed

Meeting Adjourned: 9:25pm.
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township