

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

PLANNING COMMISSION MINUTES OF MARCH 22, 2011

Meeting brought to order at 7:30 p.m., on Tuesday March 22, 2011 by Chairman Richard Celmer.

Attendance:

Chairman Richard Celmer
Secretary Bruce Stettler
Attorney Lisa Young
Planning Administrator Jane Kelly

Leonard Nuss
Joanne Guth
Jeff Johnson

Minutes of the February 22, 2011 meeting were approved as presented.

Riverside Professional Building Addition - NWT-10-020- Final, 5649 Wynnewood Drive, 1.71 acres, C zone, Parcel ID 5581 2546 5556, 90-Day Deadline starts 2/22/11, 90-Day Deadline 5/29/11. Developer Steve Mohle and Engineer Steve Pany; Pany & Lentz Engineering Co. presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated February 28, 2011.
- b. Zoning Officer's review is contained in his letter dated March 15, 2011.
- c. Sewage Enforcement Officer's review is contained in his letter dated March 9, 2011.
- d. Traffic Engineer's review is contained in his letter dated March 9, 2011.
- e. 148 parking spaces are proposed.
- f. **Planning Commission members Leonard Nuss and Bruce Stettler** are concerned with the width of parking spaces; they are not up to the current code.
- g. **Planning Commission member Leonard Nuss** also stated all additional parking spaces should meet current zoning requirements.
- h. **Planning Commission Chairman Richard Celmer** agreed with the Township Zoning Officer's comment in reference to additional parking spaces should problems arise in the future and additional parking is needed.

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 February 28, 2011.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated March 15, 2011.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated March 9, 2011.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated March 9, 2011.

Comments from the Floor:

Mark Hills, 5149 River Drive, Laurys Station, stated the plan that was submitted last year was to add additional spaces for the employees to free up parking for the patients; with this addition, where will the patients park now? Mr. Pany indicated additional parking has been provided in compliance with zoning requirements.

Bruce Stettler motioned to recommend Final Plan approval with the condition that a note shall be added to the plan stating that should tracts B and/or C be developed, that parking requirements for both existing and new spaces conform to the current Township Zoning Ordinance in effect at the time of plan submission, Jeff Johnson seconded, all agreed.

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

Lehigh Career & Technical Institute - Proposed house sale by the School - Under Section 305 of the Municipalities Planning Code, requires providing public notice whenever the School buys or sells real estate. Thomas F. Traud, Jr. is the solicitor for the Lehigh Career & Technical Institute, under Section 305 of the Municipalities Planning Code, he is required to provide notice to the Planning Commission whenever the School buys and sells real estate. The home will be up for auction on June 18, 2011.

Township Solicitor Lisa Young will be distributing two draft ordinances for the Planning Commission review at the April Planning Commission meeting.

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Planning Commission Chairman Richard Celmer requested the Planning Commission members review the Comprehensive Plan. While reviewing the Plan, look over the included maps and decide if any areas should be changed.

Planning Commission member Joanne Guth received her large copy of the existing features map and she is very pleased with it, she has suggested members of the Planning Commission might want a larger copy for their use.

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

Meeting Adjourned: 8:15 pm.
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township