

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

PLANNING COMMISSION MINUTES OF NOVEMBER 22, 2011

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

Attendance:

Chairman Richard Celmer
Vice Chairman Brian Horwith
Secretary Bruce Stettler
Attorney Lisa Young
Supervisor Jerry Joseph

Leonard Nuss
Joanne Guth
Jeff Johnson
Planning Administrator Jane Kelly

Minutes of the October 25, 2011 meeting were approved as presented.

North Whitehall Township Comprehensive Plan- Revisited

- o Planning Commission members discussed the Future Land Use Plan focusing first on the intersection of Route 309/Orefield Rd/Kernsville Rd.
- o A suggestion was made to change the zoning at this intersection from Limited Commercial to Light Industrial/Commercial.
- o Planning Commission Chairman Richard Celmer then questioned the properties along Route 309 in Schnecksville. Should these properties be changed for future development?
- o Planning Commission member Bruce Stettler stated many of these properties would need to be purchased for anything to be developed. The properties are too small and everything is developed behind them.
- o Planning Commission Vice Chairman Brian Horwith stated this should have been planned for years ago.
- o Supervisor Jerry Joseph questioned if we should build-up Route 309 or preserve it? Should we change this area and it's character? Supervisor Joseph suggested if we are going to be making too many changes to this area we should invite the residents and ask for their opinions.
- o Planning Commission Chairman Rich Celmer stated too many various opinions would be given if we don't provide direction/suggestions.
- o Planning Commission member Leonard Nuss questioned the west side of Route 309; should this area be changed also?
- o Planning Commission member Joanne Guth suggested mixed use at the intersection of Route 309/ Kernsville Rd/ Orefield Rd and the Laurys Station area. Do we advertise for mixed-use properties?
- o Planning Commission Vice Chairman Brian Horwith stated we do not advertise for any properties as the Township Planning Commission and Board of Supervisors. The developers submit their proposal.
- o Planning Commission Chairman Richard Celmer questioned the properties along Route 145 in Laurys Station.
- o Planning Commission Vice Chairman Brian Horwith suggested the area west of Cove Road should be Light Industrial/Commercial to match the other side of Cove Road.
- o Planning Commission Chairman Rich Celmer questioned the east/west roadways, did the Commission have any thoughts or should these roads be maintained in their current designations going forward?
- o Planning Commission member Bruce Stettler stated the Future Land Use Plan is good; we should revise the Township Zoning Map to correspond to the Comprehensive Plan.
- o Planning Commission Vice Chairman Brian Horwith questioned whether the Planning Commission needs to request the Board of Supervisors to change the Township Zoning Map to correspond with the Township Comprehensive Plan.

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Comments from the Floor:

Christine Smith, 5526 Park Valley Road, Schnecksville, questioned the intersection at Rt 873 and Schneck Road; what is being done on these parcels?

Planning Commission Vice Chairman Brian Horwith stated the east side of Schneck Road is an approved plan for Maryann's Plaza and on the west side a proposal came in from Giant but was withdrawn due to a PennDot requirement for an additional roadway.

Harold Smith, 5526 Park Valley Road, Schnecksville, suggested in order to get traffic off of Route 309 a connector road should be constructed from Independence Drive to Park View Drive.

Eugene Wolfgang, 3426 Faye Drive, Orefield, stated he agrees with the properties along Route 309 changing to Light Industrial for future development. Mr. Wolfgang stated there haven't been any new homes built along Route 309 in a long time.

Planning Commission member Jeff Johnson questioned the access to Route 309. Would you limit the property owner's access behind the homes? Mr. Wolfgang stated he isn't sure there is enough room for the access behind their homes.

Jeanne Bauer, 3216 Jordan Road, Orefield, spoke about the sewage problems in the Township in the last 20 years. Schnecksville, Sand Spring and the Neffs areas are the issues, not the proposed LCA service area.

Planning Commission Chairman Rich Celmer requested the Planning Commission members review the items discussed at tonight's meeting for further discussion at the next Planning Commission meeting.

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

December 2011 Planning Commission meeting may be cancelled and any items on the agenda moved to the January agenda with concurrence from the developer. If the December meeting is cancelled, this will need to be advertised in the newspaper.

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

Meeting Adjourned: 9:50 pm.

Jane K. Kelly

Recording Secretary

Planning Administrator

North Whitehall Township