

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

PLANNING COMMISSION MINUTES OF AUGUST 23, 2011

Meeting brought to order at 7:30 p.m., on Tuesday, August 23, 2011 by Chairman Richard Celmer.

Attendance:

Chairman Richard Celmer
Vice Chairman Brian Horwith
Secretary Bruce Stettler
Attorney Lisa Young
Township Engineer Steve Gitch

William George
Leonard Nuss
Jeff Johnson
Planning Administrator Jane Kelly

Minutes of the July 26, 2011 meeting were approved as presented.

NWIP Lot 16- Yorgey Supply- Preliminary- NWT-11-015- Land Development, 4185 Independence Drive, Schnecksville, LI-B zone, Parcel ID 546951117210, Waiver request to be considered a Preliminary/Final, 90-Day Deadline starts 7/26/11, 90-Day deadline 10/30/11. John Kotch, co-owner of Yorgey Supply and Adam Smith, engineer with Barry Isett & Associates presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated August 17, 2011.
- b. Zoning Officer's review is contained in his letter dated August 18, 2011.
- c. Sewage Enforcement Officer's review is contained in his letter dated August 16, 2011.
- d. Traffic Engineer's review is contained in his letter dated August 17, 2011.
- e. Yorgey Supply has been in business in North Whitehall Township for 70 years at their current location.
- f. Due to the reconstruction of the intersection at Route 309 and Sand Spring Road, Yorgey Supply is being mandated to move their location and they are under a tight time constraint.
- g. The proposed building is 13,920 square feet.
- h. A truck loading area is proposed for the back of the building.
- i. The on-lot septic testing is complete.
- j. A waiver request was submitted for the detention basin side slopes reduction to 3:1.
- k. **Planning Commission member Jeff Johnson** questioned the showroom placement and also requested a Knoxbox be placed on the exterior of proposed building. **Mr. Kotch** stated the showroom is on the front side of the proposed building and a Knoxbox shall be placed on the proposed building.
- l. **Planning Commission Vice Chairman Brian Horwith** questioned how many additional parking spaces are needed per the Zoning Officer's comments and how will these spaces be acquired? **Mr. Kotch** stated 5 additional spaces are needed and the parking area will be made larger. Mr. Horwith also questioned how many employees would be at the proposed building? Mr. Kotch stated eleven.
- m. **Planning Commission Chairman Rich Celmer** stated he is concerned with the storm water runoff and how it is leaving the track. He is also concerned with approaching the adjacent property owner for relief from storm water discharge of less than 30 feet.

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 August 17, 2011.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 18, 2011.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 16, 2011.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated August 17, 2011.
5. The plan shall be revised to include 22 parking spaces per the Zoning Officer's request.
6. The adjacent property owner shall be contacted regarding location of the detention basin discharge and proximity to the property line.
7. The storm sewer slope between inlets 9 and 10 shall be revised to indicate the actual pipe slope between the two structures.
8. A letter shall be sent to Ironton Telephone Company regarding the utility easement and grading around the utility pole.
9. Speed limit signs and sight distances shall be shown on the plan.
10. The applicant shall supply additional trip data for the site in accordance with Appendix Section E.01.

Comments from the floor:

Brad Petrohoy, 4726 Shankweiler Road, Orefield, questioned if the proposed building is bigger than the current building? Mr. Petrohoy also questioned if cabinets and/ or glue would be stored at this facility?

Mr. Kotch stated the proposed building has 10% added for growth and that cabinets and glue would not be stored at the facility.

Leonard Nuss motioned to recommend Preliminary/Final approval and to grant the waiver request for reduction of Detention Basin side slopes to 3:1, Jeff Johnson seconded, all agreed.

Weis Markets, Inc. Gas N' Go- Final- NWT-11-006- Land Development, 5020 Route 873, Schnecksville, C zone, Parcel ID 5469 0657 3807 1, 90-Day Deadline starts 6/28/11, 90-Day deadline 9/25/11. Representing Weis Markets Inc. was Timothy Snyder and John Lerch; John Luciani, President of First Capital Engineering made the plan presentation.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 18, 2011.
- b. Zoning Officer's review is contained in his letter dated July 14, 2011.
- c. Sewage Enforcement Officer's review is contained in his letter dated July 20, 2011.
- d. Traffic Engineer's reviews are contained in his letters dated July 22, 2011 and August 17, 2011.
- e. The tanker truck demonstration was held using a WB40 and WB50 truck from Shippy Trucking Company.
- f. The sewage facilities planning module is completed and signed off by Dave Walbert from DEP dated July 8, 2011.
- g. **Planning Commission Vice Chairman Brian Horwith** stated the tanker truck demonstration was a good controlled demonstration, but things could change that are not under your control. Mr. Horwith still has many concerns with safety regarding a tanker truck delivery and pedestrians in the parking lot.
- h. **Planning Commission member Leonard Nuss** agreed with Mr. Horwith's concerns and is also concerned with the compact car parking along Route 873. Who or what will control larger cars from parking in compact spaces and extending out into the travel lane of the parking lot. This is also a safety concern.
- i. **Planning Commission member Jeff Johnson** stated there is too much is being placed in a parking lot already crowded, he compared it to putting 10 pounds of potatoes into a 5-pound bag, and this will not work.

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 18, 2011.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated July 14, 2011.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated July 20, 2011.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letters dated July 22, 2011 and August 17, 2011.

Comments from the floor:

Marks Hill, 5149 River Drive, Laurys Station, stated he attended the truck demonstration and witnessed the tanker truck in the opposite lane. This cannot happen when the parking lot is full.

Ronald Roth, 5353 Route 309, Schnecksville, stated he also attended the tanker truck demonstration and witnessed the tanker truck during a practice run. There was a dairy delivery truck parking in the fire lane, which was asked to move for the demonstration. During the demonstration the tanker truck drove thru the fire lane while making his turn, this cannot happen during normal business hours; this is a safety issue.

Brad Petrohoy, 4726 Shankweiler Road, Orefield, stated he also attended the tanker truck demonstration and he is concerned with the mixing of large trucks and pedestrians. Safe guards are needed for the pedestrians and handicapped. Mr. Petrohoy is also concerned with the back of the store and the parking; cars are parking in areas not meant for parking.

Jeff Johnson motioned to send an unfavorable recommendation to the Board of Supervisors, Brian Horwith seconded, all agreed.

North Whitehall Township Comprehensive Plan- Revisited

- **Planning Commission member Leonard Nuss** suggested reviewing the Future Land Use Map, recommending changes to the Zoning Map and building from there.
- **Planning Commission Chairman Richard Celmer** stated the Future Land Use map should be compatible with the Zoning Map.
- **Planning Commission Vice Chairman Brian Horwith** stated the east side of the Route 309 corridor is Village Commercial and the west side is Village Residential, why are they not the same?
- **Planning Commission member Bill George** stated water is on the east side of the Route 309 corridor.
- **Planning Commission Chairman Richard Celmer** suggested mixed-use districts to serve people in the immediate area.
- **Ronald Roth, 5353 Route 309, Schnecksville**, stated little stores don't work anymore.
- **Planning Commission member Leonard Nuss** stated people no longer go to the small stores; they prefer the larger stores for convenience.
- **Planning Commission Vice Chairman Brian Horwith** stated North Whitehall Township will no longer be a Township of community general stores.
- **Planning Commission Chairman Rich Celmer** stated if nothing has happened in 5 to 10 years then we don't change the Comprehensive Plan, Zoning Ordinance or SALDO, but at least we can discuss the various planning documents and plans and possible revisions for controlled growth in North Whitehall Township.
- **Jeanne Bauer, 3216 Jordan Road, Orefield**, pleaded with the Planning Commission to take the proposed sewer plant off the agenda. This proposed plant is on protected land. Mrs. Bauer discussed the LCA proposal. She stated if the plant is moved the land would be opened up for more development.
- **Planning Commission Chairman Rich Celmer** stated the more people connected to the sewer plant the more economically feasible the plant becomes.
- **Planning Commission member Jeff Johnson** suggested reviewing the intersection of Kernsville/Orefield Road and Route 309; this intersection should be all one district and compatible with adjoining South Whitehall Township.
- **Christine Smith, 5526 Park Valley Road, Schnecksville**, questioned if a change to the district at this intersection would clean up this area. It does not look very nice currently.
- **Harold Smith, 5526 Park Valley Road, Schnecksville**, questioned what are the development plans for this intersection?
- **Planning Commission Chairman Rich Celmer** requested the Planning Commission members review the Route 309 corridor from Heidelberg Township Line to the South Whitehall Township Line for discussion at the September Planning Commission Meeting.
- **Ricky Harring, 5011 Steeple Chase Drive, Schnecksville**, suggested LCCC might be interested in the homes on the west side on Route 309 from Schnecksville Fire Co. to Yorgeys for student housing.

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

- **Attorney Steve Strack**, representing the Community Fire Company #1, presented the Planning Commission members with a request for Amendment of North Whitehall Township Zoning Ordinance of 2002, Section 202 and 306 B. to be placed on the September Planning Commission agenda. This item was presented to the Board of Supervisors and tabled. Attorney Strack would like the Planning Commission to review and present their comments to the Board of Supervisors.
- **Planning Commission Chairman Rich Celmer** stated the Planning Commission gets their direction from the Board of Supervisors.

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

Meeting Adjourned: 9:35pm.

Jane K. Kelly

Recording Secretary

Planning Administrator

North Whitehall Township