

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

**PLANNING COMMISSION MINUTES OF FEBRUARY 24, 2015**

**Meeting** brought to order, followed by the Pledge of Allegiance to the flag at 7:35 p.m., on Tuesday, February 24, 2015 by Chairman Brian Horwith

**Attendance:**

Township Manager Jeff Bartlett  
Supervisor Richard Celmer  
Joanne Guth  
Township Solicitor Lisa Young  
Bruce Stettler

Brian Horwith  
Planning Administrator Jane Kelly  
Leonard Nuss  
Robert Korp  
Richard Semmel

**Reorganization Meeting of 2015- Township Solicitor Lisa Young conducted the Election of Officers for 2015**

Leonard Nuss made the motion to nominate Brian Horwith as Chairman for 2015, Robert Korp seconded, all others agreed.

Richard Semmel made the motion to nominate Bruce Stettler as Vice Chairman for 2015, Leonard Nuss seconded, all others agreed.

Bruce Stettler made the motion to nominate Leonard Nuss as Secretary for 2015, Robert Korp seconded, all others agreed.

**Minutes** of the November 25, 2014 meeting were approved as presented.

1. **Michael Selig**, Special Exception Review, Project # NWT 14-019, Private Heliport, 5471 Route 309, AR zone, 5459 5715 2002.
  - Atty Eric Smith, representing the opposition, could not be present but he sent a letter to be included in the minutes.
  - Dr. Selig stated he is present to request a review and approval of his heliport special exemption.
  - The current plan he has presented to the Planning Commission shows the access road and driveway.
  - Planning Commission member Robert Korp stated the current plan is a 100% easier to review and far superior to anything else Dr. Selig has brought into the Township until this point, but the current plan still has not met, to the Planning Commission's satisfaction, the requirements for Special Exceptions outlined in the zoning ordinance.
  - Planning Commission member Leonard Nuss was concerned with the width of the roadway up the hill and the entry access off of Route 309. The plan does not show the proposed width measurements.
  - Supervisor Richard Celmer questioned if any site work was completed before the current plans were done. He also stated the Planning Commission should have copies of the EPA approval letter.
  - Planning Commission Vice Chairman Bruce Stettler questioned the detention pond and the driveway; do they meet the Township requirements? There should be more details on the plan for both the detention pond and the driveway.
  - Planning Commission Chairman Brian Horwith had concerns regarding the driveway, paved or gravel?, the pull offs, will they be paved in the future?, what will the storage building be used for?, will there be fuel storage?, will there be a fuel tank next to the building?, is this helicopter for recreational use?.
  - Planning Commission Chairman Brian Horwith discussed the role of North Whitehall Township's Planning Commission and also reviewed the requirements outlined in the zoning ordinance for special exceptions.
  - Raymond Sloyer, 5480 Route 309, Schnecksville, questioned why the Planning Commission is reviewing the Heliport plan again, when it was already reviewed and denied in 2012? Township Solicitor Lisa Young stated the current plan in front of the Planning Commission is a new application.
  - Ronald Roth, 5353 Route 309, Schnecksville, stated in his opinion the way the road is designed a fire truck would have difficulty getting to the top of the property.
- **Robert Korp motioned to send an unfavorable recommendation, to the Zoning Hearing Board, suggesting, among other things, the applicant show the road and detention pond specifications on revised plans and further, suggest the Applicant go straight to the Zoning Hearing Board, motion was seconded by Bruce Stettler, Richard Celmer and Richard Semmel abstained, Joanne Guth objected, all others agreed with the motion, the motion carried.**

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**2. Comprehensive Plan Review**

- Various discussions on the area along Route 309 between Shankweiler Rd and Wolfs Crossing Rd on the east side.
- The Planning Commission members will give some thought to this area until the next Planning Commission meeting.

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

March 2014 Planning Commission meeting will be scheduled for the fifth Tuesday of the month March 31, 2015, due to scheduling conflicts. The meeting will be advertised in the Parkland Press.

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**Bruce Stettler motioned to adjourn, Richard Semmel seconded, all others agreed**

Meeting Adjourned: 9:45 pm.  
Jane K. Kelly  
Recording Secretary  
Planning Administrator  
North Whitehall Township