

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

PLANNING COMMISSION MINUTES OF JANUARY 24, 2012

Meeting brought to order at 7:30 p.m., on Tuesday, January 24, 2012 by Township Solicitor Lisa Young.

Attendance:

Richard Celmer	John Barto III
Bruce Stettler	William George
Township Solicitor Lisa Young	Leonard Nuss
Township Engineer Steve Gitch	Joanne Guth
Supervisor Jerry Joseph	Jeff Johnson
Township Manager Jeff Bartlett	Planning Administrator Jane Kelly

Reorganization Meeting of 2012- Township Solicitor Lisa Young conducted the Election of Officers for 2012

Bruce Stettler made the motion to nominate Richard Celmer as Chairman for 2012, Jeff Johnson seconded, all others agreed.

Leonard Nuss made the motion to nominate Brian Horwith as Vice Chairman for 2012, Bruce Stettler seconded, all others agreed.

Jeff Johnson made the motion to nominate Bruce Stettler as Secretary for 2012, seconded by Richard Celmer, all others agreed.

Minutes of the December 27, 2011 meeting were approved as presented.

Supervisor Jerry Joseph introduced newly appointed North Whitehall Township Manager Jeff Bartlett, who was in attendance at the meeting.

- **Service Electric – Special Exception- Project # NWT 12-006, Communication Building, 4375 Maple Street, AR Zone, 5479 1523 6193. Jeff Kelly presented the project.**
- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 18, 2012.
 - b. Zoning Officer's review is contained in his letter dated January 19, 2012.
 - c. Currently Service Electric has a 10X12 building on the George Property for their electronic equipment.
 - d. This proposal is to construct a new 16x16 building for additional electronic equipment.
 - e. An existing building on-site has two 5-ton air conditioning units with a 36" door.
 - f. No paving is proposed and the site will remain unmanned.
 - g. No well or in-ground septic is proposed for this site.
 - h. **Planning Commission member Jeff Johnson** questioned if there was any emergency service equipment in their buildings? Mr. Kelly stated North Whitehall Township Public Works had their radio repeater in one of their buildings.
 - i. **Planning Commission member Bill George** questioned the underground electric. Did Mr. Kelly know where it is located? Mr. Kelly stated it is 10 ft from the fence. Mr. George also questioned the number of buildings on the site. Mr. Kelly stated this would be the 4th building, currently there are 3 buildings, an AT&T building, a Verizon building and another Service Electric building.
 - j. There was some discussion on the location of the proposed building and Mr. Kelly stated the proposed building could be placed behind the Nextel Building and enclosed by a fence around all the buildings. The plans could be revised to show this.
 - k. **Supervisor Jerry Joseph** questioned how far away these buildings were from the road and any other house. Mr. Kelly stated the proposed new building is far away from the road and about 200 ft from the closest house.
 - l. **Planning Commission Chairman Rich Celmer** questioned the access to the property. Mr. Kelly stated there is only one access to their facility, the southern driveway is for this project and the northern driveway is for the house. The two are not connected.
 - m. **Planning Commission member Bruce Stettler** stated more details should be added to the plan to show the underground cables.

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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 January 18, 2012.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated January 19, 2012.
3. More details shall be added to the plans and revised plans shall be submitted for the file and for the Zoning Hearing Board to review.

John Barto III motioned to send a favorable recommendation to the Zoning Hearing Board, Jeff Johnson seconded, Bill George abstained, all others agreed.

➤ **North Whitehall Township Comprehensive Plan- Revisited**

- The Existing and Future Land Use Plans were reviewed.
- A discussion was held regarding the intersection at Kernsville Road and Route 309.
- The consensus was to keep the area as Light Industrial/Commercial on the Future Land Use Plan.
- Planning Commission member Jeff Johnson questioned the area between Jordan Creek and Tri-Clover Road, the Future Land Use Plan shows it as Light Industrial, and does anyone want to change this area? The consensus was to keep this area the same.
- Orefield Cold Storage area was discussed, should this area stay Light Industrial? The consensus was to keep it as is on the Future Land Use Plan.
- There was a lengthy discussion regarding the area of Schnecksville from Old Packhouse Road to Orchard Road. Should both sides of the road be Village Center? The consensus following discussion was to keep the west side Village Residential and the east side Village Center.
- Planning Commission member Joanne Guth suggested Mixed Use in the Schnecksville North area.
- Planning Commission Chairman Rich Celmer requested the Comprehensive Plan remain on the agenda for the February Planning Commission meeting and the discussion will focus on the Districts.

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

- Planning Commission member Bruce Stettler stated there was an article in the newspaper recently regarding Forks Township Zoning to change to 3 acres lot sizes in residential areas.
- **Section 603.C & 103.E.5**
 - Two Zoning Ordinance text changes were submitted for the Planning Commission's consideration
 - **Planning Commission member Bruce Stettler** stated these items could be discussed by the Planning Commission but no recommendations be made until out planning consultants offered their opinions.
 - **Planning Commission Chairman Rich Celmer** stated revisions were needed to the submitted text. The parking requirements were just recently changed to 10 ft wide spaces and when exploring parking space requirements the use for the parking lot needs to be address as well as what use is being constructed.
 - **Planning Commission member Jeff Johnson** stated while 10 ft wide parking spaces are needed at commercial properties, such large stores, they might not be needed at all properties such as apartment complexes.
 - **Planning Commission member Leonard Nuss** commented on the second text change. Leonard stated 30% without coming to the Planning Commission could be a very large addition, depending on the size of the original building. There might also be run-off problems.

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- **Planning Commission member Bruce Stettler** stated a plan should be recorded showing the new features and the Township consultants should be able to review the proposal.
- **Planning Commission Chairman Rich Celmer** stated the Planning Commission members should review the suggested Zoning text changes for the February Planning Commission meeting and this will be placed on the agenda.
- **Planning Commission member Joanne Guth suggested a Build-Out Study.**
 - Joanne spoke to Township Zoning Officer Ken Nicholson regarding the previous Build-Out Study, which was completed in 2004-05. Ms. Guth questioned if there is enough build-out to increase to 3-acre lots.
 - The question of whether a Build-Out Study should be done now by a professional and what the cost would be?
 - Planning Commission member Joanne Guth will contact Lehigh Valley Planning Commission to discuss Build-Out Studies.
- **21-Day Planning Commission Plan Submission Deadline**
 - It has been proposed to change the submission deadline for the Planning Commission. Currently the submission deadline is at 12 noon 30 days prior to the meeting.
 - The submission deadline was previously 21days and had been increased to 30 days because of the volume of land development projects being submitted. The current and anticipated volume of projects can adequately be addressed with a 21days submission deadline.
 - The 21days submission deadline will also coincide with the 90 days plan deadline due to the Board of Supervisors only scheduled meeting now being once a month.

Supervisors Jerry Joseph motioned to send a favorable recommendation to the Board of Supervisors to change the Planning Commission submission deadline to 21days, seconded by John Barto III, all agreed.

Comments from the Floor:

Eric Neubauer, 4998 Abbey Road, Coplay, stated he agrees that a Build-Out Study is very important.
Donald Wehr, 3257 Route 309, Orefield, stated he would like to see more commercial zoning in the Shankweiler area.

Jeanene Bauer, 3216 Jordan Road, Orefield, stated she agrees the Planning Commission should review an Ordinance change.

Eugene Wolfgang, 3426 Faye Drive, Orefield, commented on the Build-Out Study and also that when looking at the Township other Townships above North Whitehall should be studied. Mr. Wolfgang would also like to see more commercial in the Shankweiler area.

- **Township Manager Jeff Bartlett commented on the Build-Out Study with the Planning Commission.**
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John Barto III motioned to adjourn, Jeff Johnson seconded, all others agreed

Meeting Adjourned: 9:40 pm.
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township