

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

PLANNING COMMISSION MINUTES OF MAY 24, 2011

Meeting brought to order at 7:30 p.m., on Tuesday, May 24, 2011 by Chairman Richard Celmer.

Attendance:

Chairman Richard Celmer
Secretary Bruce Stettler
Attorney Lisa Young
Township Engineer Steve Gitch
Supervisor Jerry Joseph

Leonard Nuss
Joanne Guth
Jeff Johnson
Planning Administrator Jane Kelly

Minutes of the April 26, 2011 meeting were approved with the following correction – Weis Markets, Inc. Gas N' Go - Vote taken, 5 agreed, 1 opposed, 1 abstained, motioned carried.

1. Proposed Revised Driveway Ordinance –

- o The Proposed Revised Driveway Ordinance was on the Board of Supervisors May 3, 2011 agenda. There were some concerns regarding sections 1201.A.1 and 1201.I.2.
- o Possible suggestion to have a section for short driveways and long driveways regarding slopes.
- o Short driveways – 80 ft setbacks
- o Pull-offs – 10 ft wide
- o 1201.C.3 should be removed. This is covered in section D
- o “as determined by the Township Engineer” should be added to the end of the section 1201.H.
- o “Fire Chief or Designee” should be responsible for inspections noted in 1201.I .2.
- o Inspections not required but comments may be supplied by of Fire Chief or Designee.

Leonard Nuss motioned to send a favorable recommendation to the Board of Supervisors, Jeff Johnson seconded, all agreed.

2. Draft Solar Panel Ordinance –

- o Is 5% enough coverage on commercial and industrial sites?
- o Solar energy systems can be used for heat as well as electric power generation.
- o Certification inspections in compliance with PA uniform Construction Code (UCC) and National Electric Code. (NEC)
- o Qualified engineer to submit plans for approval
- o Panels should be moveable

Jeff Johnson motioned to send a favorable recommendation to the Board of Supervisors, Leonard Nuss seconded, all agreed.

3. Draft Certificate of Occupancy Ordinance –

- o Ordinance would cover public sanitary sewage connections; house #'s; smoke detectors and permit completions.
- o The Planning Commission members felt the application fee is too high at \$100.
- o It was suggested re-wording Section III.3 regarding the existence of illegal sanitary sewage connections for easier reading.
- o Ryan Conrad, Government Affairs Director, Lehigh Valley Association of Realtors, was present to speak regarding the proposed Ordinance.
- o Mr. Conrad suggested issuing a temporary CO for 30 days to allow deficiencies to be corrected.
- o Mr. Conrad also stated the settlement date is hard to track; he suggested a form be submitted once a property is put up for sale.
- o Currently the proposed Ordinance is effective 5 days after the Ordinance is adopted, Mr. Conrad suggested a 30-day training period for Township staff.
- o The Planning Commission questioned the legality of the smoke detector section of the Ordinance.

Leonard Nuss motioned to send a favorable recommendation to the Board of Supervisors, Bruce Stettler seconded; a vote was taken, 3 agreed, 3 against, tie vote.

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

Meeting Adjourned: 10:25pm.

Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township