

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

PLANNING COMMISSION MINUTES OF FEBRUARY 25, 2014

Meeting brought to order at 7:30 p.m., on Tuesday, February 25, 2014 by Township Supervisor Richard Celmer.

Attendance:

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

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

Reorganization Meeting of 2014- Township Solicitor Lisa Young conducted the Election of Officers for 2014

Bruce Stettler made the motion to nominate Brian Horwith as Chairman for 2014, Leonard Nuss seconded, Richard Celmer moved to close the nominations, Robert Korp seconded the close, all others agreed.

Leonard Nuss made the motion to nominate Bruce Stettler as Vice Chairman for 2014, Joanne Guth seconded, Jeff Johnson moved to close the nominations, Richard Celmer seconded the close, all others agreed.

Jeff Johnson made the motion to nominate Leonard Nuss as Secretary for 2014, Bruce Stettler seconded, Brian Horwith moved to close the nominations, Jeff Johnson seconded the close, all others agreed.

Minutes of the December 19, 2011 meeting were approved as presented.

1. **2863 Route 309-Conditional Use**, Project # NWT-14-009, PIN # 5468 9144 7586, C2 Zone, 88 x 153 irregular lot size- proposed use Antique & Collectable Shop. Property owners Gerald and Elena Rickheim presented the plan.
 - a. The building was built in 1780.
 - b. Mr. & Mrs. Rickheim have cleaned up the outside and inside of the building. They are proposing to use the building as an antique and collectable shop.
 - c. The vehicle volume is expected to be low at no more than 30 vehicles per day.
 - d. Mr. Rickheim has already spoken to PennDot regarding the parking lot along Route 309 and PennDot stated the driveway must be kept where it is currently located due to the line of sight and all vehicles must exit going north on Route 309.
 - e. Mr. & Mrs. Rickheim are waiting for their HOP from PennDot for their parking lot and driveway.
 - f. Mr. Rickheim stated stakes will be positioned for parking once the weather breaks for 6 vehicles in the parking lot along Route 309.
 - g. Mr. Rickheim stated he believes there is a drywell septic system on the property; he will have the Township SEO inspect it and if the septic system is not conforming, he will apply to have a holding tank installed. He is currently not concerned with the water supply as they have proposed to bring in their drinking water.
 - h. The first floor of the building will be used as the antique store and the second floor and attic will be used for storage.

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- i. Many of the Planning Commission members commented on the good job done on restoring the building, but there were many concerns with the traffic turning into the parking lot going south on Route 309 or exiting the property going south on Route 309.
- j. **Supervisor Richard Celmer** had concerns regarding the parking lot spaces. The driveway also seemed too tight and will the parking lot be paved? He was also concerned with the septic and water. Mr Rickheim stated the parking lot will be gravel.
- k. **Planning Commission member Jeff Johnson** had concerns regarding an alarm system and suggestion of a KnoxBox used by the emergency services.
- l. **Planning Commission Chairman Brian Horwith** questioned if the Planning Commission could add to their recommendation a suggestion regarding the south bound traffic in and out of the parking lot. Attorney Lisa Young stated, this suggestion could be added to the recommendation.
- m. **Planning Commission member Leonard Nuss** suggested parking the vehicles north and south rather than east and west, this might save room and might make the parking lot safer.

There were no comments from the floor.

Jeff Johnson motioned to send a favorable recommendation to the Board of Supervisors with conditions as noted by: (i) the Township Engineer, (ii) the Township Zoning Officer, and (iii) the Township SEO, as well as the following conditions; (a) the vehicles can only enter into the parking lot going north on Route 309 and exit going north on Route 309, (b) no vehicles can exit the parking lot going south on Route 309 or enter the parking lot going south on Route 309. Leonard Nuss seconded the motion, a vote was taken, Supervisor Richard Celmer opposed, all others agreed, motion carried.

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

- Township Manager Jeff Bartlett informed the Planning Commission that Strawberry Acres was denied placement on the agenda due to not having their letter from LCA regarding their Sewage.
- Planning Commission member Leonard Nuss questioned when the Board of Supervisors was going to act on the changes the Planning Commission had sent to them a while ago regarding the Zoning District Changes.
- Attorney Lisa Young suggested revisiting Zoning District Changes with the new Planning Commission and the new Board of Supervisors.
- Planning Administrator Jane Kelly should compile all the previous minutes, starting in 2010, regarding any Zoning District Changes for review at the next Planning Commission meeting.
- Currently there are no plans on the March Planning Commission agenda, so there will be no March Planning Commission meeting.

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

Meeting Adjourned: 8:25pm.

Jane K. Kelly

Recording Secretary

Planning Administrator

North Whitehall Township