

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

PLANNING COMMISSION MINUTES OF JANUARY 25, 2011

Meeting brought to order at 7:30 p.m., on Tuesday, January 25, 2011, by Chairman Richard Celmer.

Attendance:

Chairman Richard Celmer	John Barto III
Vice Chairman Brian Horwith	William George
Secretary Bruce Stettler	Leonard Nuss
Attorney Lisa Young	Joanne Guth
Township Engineer Steve Gitch	Jeff Johnson
Planning Administrator Jane Kelly	

Minutes of the December 28, 2010 meeting were approved with the following corrections-
Brook Hill Estates – Resubdivision of Lot 18, item i, it should read, “The footprint for the infiltration pit proposed for Lot 18A shall be enlarged to provide for the anticipated increase in storm water runoff volume”.
Scenic Vistas, item 6, should read, “The Major Subdivision cannot be recorded prior to the Minor Subdivision/Lot Line Adjustment Plan being recorded and this should be made a condition for approval”.

Reorganization Meeting of 2011 – Township Solicitor Lisa Young conducted the Election of Officers for 2011

Leonard Nuss made the motion to nominate Richard Celmer as Chairman for 2011, Jeff Johnson seconded, all others agreed.

Richard Celmer made the motion to nominate Brian Horwith as Vice Chairman for 2011, Jeff Johnson seconded, all others agreed.

Jeff Johnson made the motion to nominate Bruce Stettler as Secretary for 2011, seconded by John Barto III, all others agreed.

Pine Meadows Circle Lot Line Adjustment – Final – NWT-10-022- Lot Line Adjustment, 3925 Pine Meadows Circle and 3913 Pine Meadows Circle, 3.274 and 3.165 acres, AR-L zone, Parcel ID 5478 0764 4380, 5478 0795 4868, Waiver from Section 7.05B2 of SALDO, 90-Day Deadline starts 12/28/10, 90-Day Deadline 2/27/11. Developer David Jaindl presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 18, 2011.
- b. Zoning Officer's review is contained in his letter dated January 21, 2011.
- c. Sewage Enforcement Officer's review is contained in his letter dated January 20, 2011.
- d. Traffic Engineer's review is contained in his letter dated January 19, 2011.
- e. The lot line adjustment is proposed for a home to be built on lot 6.
- f. Several Planning Commission members were concerned with the access to Lot 4-2; this lot appears to be land-locked.
- g. David Jaindl stated the access to Lot 4-2 is through an easement.
- h. The developer stated that currently there are no plans to develop or sell Lot 4-2 separately.

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, 2011.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated January 21, 2011.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated January 20, 2011.
4. Developer shall address the Traffic Engineer's comments as set forth in his review letter dated January 19, 2011.
5. A plan of Lot 4-2 shall be presented to the Township prior to being sold or developed to establish legal access to the site.

John Barto III made the motion to recommend Preliminary/Final approval and granting the waiver request from Section 7.05B2 of SALDO, Jeff Johnson seconded, all agreed.

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

PLANNING COMMISSION MINUTES OF JANUARY 25, 2011

Riverside Professional Building Addition – Preliminary - NWT-10-020-, Land Development, 5649 Wynnewood Drive, 1.71 acres, C zone, Parcel ID 5581 2546 5556, 90-Day Deadline starts 12/28/10, 90-Day Deadline 3/27/11. Steve Pany; Pany & Lentz was present to discuss the plan.

- The plan is before the Planning Commission to discuss parking issues.
- Currently the building suite use is the same use that existed in 2005.
- In 2005, there were 102 parking spaces and now there are 142 parking spaces, due to the recent parking lot addition in 2010.
- More parking spaces can be added on Lot A, but the developer states the parking is “grandfathered” and additional parking is not necessary.
- **Planning Commission Vice Chairman Brian Horwith** stated nothing is “grandfathered” once a project is reopened and additions are added to the existing building.
- **Planning Commission member Bruce Stettler** questioned the size of recently added parking spaces, are they in compliance with the Zoning Ordinance 2007-9? The parking spaces look small; they should be 10' x 20'. These new parking spaces were approved on the previous plan at the wrong size in 2010.
- **Planning Commission member Brian Horwith and Leonard Nuss** stated any new parking spaces added to this plan shall be the correct size according to the current Zoning Ordinance.
- **Developer's Engineer Steve Pany** stated if parking becomes a nuisance, then parking spaces can be added at any time.
- **Planning Commission member Leonard Nuss** stated why wait for any nuisance; add the additional parking spaces now.
- **Planning Commission member Jeff Johnson** suggested the developer and the Township Zoning Officer discuss the parking issue, if a compromise cannot be reached between the two, the issue should go to the Zoning Hearing Board for a Zoning Variance.
- **Planning Commission Vice Chairman Brian Horwith** stated the only condition we suggest is to comply with the Zoning Ordinance or get a Zoning Variance.
- **Planning Commission member Bruce Stettler** agreed, “send the issue back to zoning”.

Jeff Johnson motioned to recommend that the applicant and the Township Zoning Officer meet to discuss the parking issue. If the issue cannot be resolved, a Zoning Variance application should be submitted, John Barto III seconded, all agreed.

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

Planning Commission member Jeff Johnson questioned the parking at the new Funeral Home along Route 309, Hunsicker Funeral Home, is there enough parking there?

John Barto III motioned, Brian Horwith seconded, to recommend to the Board of Supervisors that the existing parking requirements in the Zoning Ordinance be reevaluated, all agreed.

Jeff Johnson motioned to adjourn, John Barto III seconded, all others agreed

Meeting Adjourned: 9:00 pm.
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township