

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

PLANNING COMMISSION MINUTES OF NOVEMBER 25, 2014

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, November 25, 2014 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith
Secretary Leonard Nuss
Attorney Lisa Young
Township Engineer Steve Gitch
Supervisor Richard Celmer

Planning Administrator Jane Kelly
Richard Semmel
Joanne Guth
Jeff Johnson

Minutes of the October 28, 2014 meeting were approved as presented.

Lehigh Management/Berghold/Lutsky Lot Line Adjustment-Preliminary/Final- NWT#14-023, 4920 & 4928 Shankweiler Road, 5468 5189 4656 & 5468 6108 3964, SR Zone, 1.1746 & 2.2565 Acres, 90 Day Deadline Starts 10/28/14, 90-Day deadline 1/25/15. Engineer Robert Hoppes, Property Owners Gail Lutsky and Matthew Breidenthall presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated November 19, 2014.
- b. Zoning Officer's review is contained in his letter dated November 17, 2014.
- c. Sewage Enforcement Officer's review is contained in his letter dated November 18, 2014.
- d. This lot line adjustment is proposed due to the existing shed encroaching on the adjacent property.
- e. It is unsure if ROW has been dedicated along Shankweiler Road on lot 2B. This will need to be researched.
- f. Planning Commission member Leonard Nuss questioned if the ROW had not been dedicated in the past can it be requested to be dedicated now. Township Solicitor Lisa Young stated, yes, the Planning Commission can request the ROW with their recommendation.
- g. Supervisor Rich Celmer questioned how many apartments were at 4928 Shankweiler Road. Mr. Hoppes stated 4 apartments.
- h. Planning Commission Chairman Brian Horwith questioned the applicant to clearly identify the surrounding property owners.

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 November 19, 2014.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated November 17, 2014.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated November 18, 2014.
4. A consolidation deed shall be submitted to the Township.
5. Roads shall be labeled on the location map.
6. If the ROW was not dedicated in the past, the Township shall request the ROW to be dedicated now along Shankweiler Road on Lot 2B.

Leonard Nuss motioned to send a favorable recommendation to the Board of Supervisors, granting Preliminary/Final Approval, recommending the above conditions and also requesting the ROW along Shankweiler Road on Lot 2B, Jeff Johnson seconded the motion, all others agreed.

Comprehensive Plan Review

- Planning Commission members discussed the area around the intersection of Cedar Crest Blvd and Mauch Chunk Road.
- Planning Commission Chairman Brian Horwith stated the area was zoned PC in 2002, does the Planning Commission want to make any changes to this area.
- Township Solicitor Lisa Young stated a Planned Commercial (PC) comes in the Township as a Conditional Use.

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- Township Manager Jeff Bartlett stated an improvement to this intersection would help improve the traffic at the intersection.
- This intersection's surrounding area is currently zoned PC and the Planning Commission is considering suggesting rezoning the area to the northwest of the intersection to PC also. By enlarging the area, it provides consistency through a section currently undeveloped and may aide in development that is consistent with the Comprehensive Plan's suggested future land uses
- This change would encompass the parcels that are northwest of the Mauch Chunk Road/Cedar Crest intersection and are currently SR and LI.
- The rezoning would stop at the properties identified as 3725 Maple Street and 3764 Mauch Chunk Road.

Jeff Johnson motioned to send the Board of Supervisors a recommendation for zoning change to the districts at the following location: Northwest of the Mauch Chunk Road/Cedar Crest Blvd intersection encompassing the parcels that are currently SR and LI up to and including 3725 Maple St and 3764 Mauch Chunk Rd change to PC. Leonard Nuss seconded the motion, Rich Celmer abstained, all others agreed, motion carried.

- The Planning Commission continued their discussion onto the Ruchsville intersection.
- The Planning Commission discussed rezoning the parcels to the north of the intersection currently zoned Agricultural Residential (AR) to Light Industrial (LI)
- The Planning Commission comments that in the next wave of development in an improved economy, this area is prime to be considered for single family residential development; as it is contiguous to the suburban growth from Allentown and Whitehall Township, adding strain to schools and support services
- Rezoning this area to LI is consistent with the Comprehensive Plan's Future Land Uses. It offers potential for commercial activity, job creation and can be designed to be a suitable fit to the surrounding areas.
- The Planning Commission discussed and noted that the LI zone and the description from the current Comprehensive Plan do not exist in the current Zoning ordinance and would also need to be added to the Zoning District list.

Leonard Nuss motioned to send the Board of Supervisors a recommendation for zoning change to the districts at the following location: Parcels north of the intersection at Willow Street and Mauch Chunk Road, currently zoned AR, but not including the subdivision of Highland Estates. Jeff Johnson seconded the motion, a vote was taken, Rich Celmer abstained, all others agreed, motion carried.

Jeff Johnson motioned to send to the Board of Supervisors a recommendation to add the Light Industrial (LI) Zoning District and the description from the current North Whitehall Township Comprehensive Plan to the North Whitehall Township Zoning District List. Leonard Nuss seconded, Rich Celmer abstained, all others agreed, motioned carried.

- Planning Commission member Leonard Nuss suggested the commission review the Laurys area and 309 north at the next Planning Commission meeting.

Richard Semmel motioned to send all the two Comprehensive Plan motions from this meeting, along with a previous Comprehensive Plan motion from the July 22, 2014 PC meeting to the Board of Supervisors, Jeff Johnson seconded the motion, Rich Celmer abstained, all others agreed, motion carried.

Jeff Johnson motioned to adjourn, Richard Semmel seconded, all others agreed

Meeting Adjourned: 9:05 pm.
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township