

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

PLANNING COMMISSION MINUTES OF JULY 26, 2011

Meeting brought to order at 7:30 p.m., on Tuesday, July 26, 2011 by Bruce Stettler, who presided over the meeting until Vice Chairman Brian Horwith arrived at the meeting.

Attendance:

Vice Chairman Brian Horwith
Secretary Bruce Stettler
Attorney Lisa Young
Supervisor Jerry Joseph
Planning Administrator Jane Kelly

John Barto III
William George
Leonard Nuss
Joanne Guth
Jeff Johnson

Minutes of the June 28, 2011 meeting were approved as presented.

- ❖ **Weis Markets, Inc. Gas N' Go-** Final- NWT-11-006- Land Development, 5020 Route 873, Schnecksville, C zone, Parcel ID 5469 0657 3807 1, 90-Day Deadline starts 6/28/11, 90-Day deadline 9/25/11. **Weis withdrew their plan from July 26, 2011 agenda per email, dated July 26, 2011, would not be appearing at the July Planning Commission meeting and have postponed their appearance until a future date.**

An email was received from Weis before the Planning Commission meeting stating, "Due to unforeseen circumstances, please accept this email as Weis Markets, Inc. request to be tabled for this evening's Planning Commission meeting. If you would please place us on the agenda for the August Planning Commission meeting, I would appreciate it".

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

- **Planning Commission Vice Chairman Brian Horwith** outlined that tonight's meeting is a continuation of our on-going review of the comprehensive plan, with the goal to take our comments from the past year, add any new thoughts or comments, and be in a position to make recommendations to the Board of Supervisors.
- **Supervisor Jerry Joseph** stated his concerns are currently on the roadways; what do we want them to look like in the future, such as Mauch Chunk and Cedar Crest?
- **Planning Commission member Joanne Guth** questioned if anyone reviewed the Lehigh Valley Planning Commission Connectivity Article in their recent Newsletter. The article stressed a balancing act between walkways and roads between developments and shopping centers.
- **Planning Commission Vice Chairman Brian Horwith** stated we should be mindful of the street classifications when we recommend where to direct development, and should be reviewing if the classifications are still valid. For example, the heavy usage of Coffeetown Road suggests it could be upgraded to a Major Collector.
- **Planning Commission member John Barto III** commented on the traffic on Old Post Road south of Maple Street, there have been many accidents recently at the "S" turn, if possible something should be done with that section of the road.
- **Planning Commission member Leonard Nuss** suggested studying the Future Land Use Map and make the changes to the current Township Zoning Map to match the Future Land Use Map.
- **Planning Commission member Jeff Johnson** commented on the roads; the Township or the State cannot afford to rectify the problem with the roads, we need a developer to pay for the road upgrades.
- **Planning Commission member Bruce Stettler** is in favor of cluster homes with open space.
- **Supervisor Jerry Joseph** questioned the highest density in AR, also do we have a lot of areas to change Industrial or might our Township be committed to be a bedroom community?
- **Planning Commission member Jeff Johnson** suggested the 3 to 4 acre lots for slope areas.
- **Planning Commission member John Barto III** commented on the industrial areas in the Township, most of the commercial areas are on the borders of the Township.
- **Planning Commission member Leonard Nuss** stated he is not in favor of any more high density in the Township.

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Comments from the Floor:

Mark Hills, 5149 River Drive, Laurys Station, stated North Whitehall Township has no place for a 4-lane highway as in California. We need to live with the roads we have and develop around them.

Ronald Roth, 5353 Route 309, Schnecksville, stated the State Police should be patrolling the Township more; if people see the patrol cars they might drive slower causing less accidents. Mr. Roth was also concerned with the possibility of zoning districts changing and what will happen to the parcel he had previously developed?

Blaine Bauer, 3216 Jordan Road, Orefield, stated he and his wife recently moved to North Whitehall from South Whitehall due to the increasing high density in South Whitehall; please do not let North Whitehall become another South Whitehall. "Townhomes are ok to start, but then the land lord rents to anyone and the city moves in. High density is ok now but not in 20 to 30 years."

Jeanene Bauer, 3216 Jordan Road, Orefield, stated she and her husband lived in South Whitehall for 33 years before moving to North Whitehall; don't develop to the max as South Whitehall did. Mrs. Bauer also discussed the ACT 537 Plan and LCA's proposal.

Ronald Roth, 5353 Route, Schnecksville, suggested Mr. and Mrs. Bauer visit some other sewer plants before future negative comments on LCA's proposal.

Planning Commission Vice Chairman Brian Horwith questioned Supervisor Joseph, regarding the additional options for LCA, are the Board of Supervisors aware of these options? Mr. Horwith also stated he never heard that the City of Allentown was an option.

Supervisor Jerry Joseph stated when voting on any items such as the LCA proposal or the Comprehensive Plan, he wonders, what if he were living next to the proposal?

Planning Commission member Leonard Nuss question if a line is proposed from Allentown, who is going to pay for it?

Eugene Wolfgang, 3426 Faye Drive, Orefield, stated he agrees with all commercial on Route 309 south of Sand Spring Road, He believes there hasn't been a home built along Route 309 in over 20 years. Mr. Wolfgang questioned if pressure can be put on PennDot to have the bridge repaired and widen on Coffeetown Road between Levans and Coplay Creek.

Brad Petrohoy, 4726 Shankweiler Road, Orefield, stated that compiling a Comprehensive Plan takes viewpoints; unfortunately it will not make everyone happy. Mr. Petrohoy also stated the Township has many stub roads that need to be completed.

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

Planning Commission Vice Chairman Brian Horwith asked Planning Administrator Jane Kelly to distribute the notes from previous Planning Commission discussions on the 2009 comprehensive plan to the Planning Commission members, and that the members should be prepared for the next and future meetings to confirm our previous comments and present any additional comments to allow us to move to a recommendation to the Board of Supervisors in the coming months

Leonard Nuss motioned to adjourn, John Barto III seconded, all others agreed

Meeting Adjourned: 9:40pm

Jane K. Kelly

Recording Secretary

Planning Administrator

North Whitehall Township