

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

PLANNING COMMISSION MINUTES OF JUNE 26, 2012

Meeting brought to order at 7:30 p.m., on Tuesday, June 26, 2012 by Chairman Richard Celmer.

Attendance:

Chairman Richard Celmer	Leonard Nuss
Secretary Bruce Stettler	Joanne Guth
Attorney Lisa Young	Jeff Johnson
Supervisor Steve Pany	Planning Administrator Jane Kelly

Minutes of the May 29, 2012 meeting were approved as presented.

1. Design Matters Seminar

- o Planning Commission member Joanne Guth attended a seminar titled "Design Matters" sponsored by the Pennsylvania Planning Association.
- o 6 principals in planning design were reviewed.
- o Planning design guidelines were given.
- o Farmland preservation was suggested.
- o Transfer of development rights was also discussed.

2. North Whitehall Township Comprehensive Plan- Revisited

- o There was a lengthy discussion regarding proposed changes to the intersection at Kernsville Road and Route 309.
- o **Planning Commission member Leonard Nuss** stated a decision needs to be made on a recommendation to the Board of Supervisors. The Planning Commission has been discussing the Comprehensive Plan for too many years without making any recommendations.
- o **Supervisor Steve Pany** stated the Act 537 Plan revisions are forthcoming; once the revisions are complete the Act 537 and Comprehensive Plans can dovetail each other with their adopted revisions.
- o **Planning Commission member Bruce Stettler** stated the Planning Commission is an advisory board and a recommendation for changes to the Comprehensive Plan could be made at any time, before or after any revisions to the ACT 537 Plan.
- o **Planning Commission Chairman Rich Celmer** suggested the Planning Commission discuss possible changes to the Route 309 and Route 145 corridors.
- o **Planning Commission member Joanne Guth** stated while reviewing the corridors we need to think how we want the Township to look.
- o **Planning Commission member Leonard Nuss** stated the intersection at Route 309 and Kernsville Road is in need of commercial, possibly a big box store, to fix the problems.
- o **Planning Commission member Joanne Guth** is concerned with changes to the intersection, and will the changes make any difference in ten years?
- o **Planning Commission Rich Celmer** stated everyone is aware there is a problem with the Route 309 and Kernsville Road intersection, but how can future development help to resolve the problems?
- o **Jeanene Bauer, 3216 Jordan Road, Orefield**, stated planning is being done in the wrong area. The Planning Commission should be focusing on the Sand Spring Road and utilities.
- o **Planning Commission Rich Celmer** stated the Planning Commission will review all areas along the 309 corridor in the Township.
- o **Township Solicitor Lisa Young** stated once the Comprehensive Plan is revised the Planning Commission can then review the Zoning Ordinance for revisions.
- o There was some confusion on Zoning Districts and districts in the Comprehensive Plan.
- o **The Planning Commission recommends the northwest side of Route 309 at Kernsville Road stays the same.**
- o **The Planning Commission recommends the southwest side of Kernsville Road from the Jordan Creek to Route 309 be Light Industrial.**
- o **The Planning Commission recommends the east side of Route 309 from Kernsville Road to Shankweiler Road be all Commercial.**
- o **The Planning Commission discussed the Route 145 corridor with no changes being suggested.**
- o Planning Commission member Joanne Guth questioned if a Mixed-Use District could be in the Laurys area. Ms. Guth thought this area might be perfect for a walking community.
- o **Eric Neubauer, 4998 Abbey Road, Coplay**, indicated he did not agree with the Laurys area being a walking community, he would not want to walk across Route 145.
- o The area along Old Post Road was discussed for possible changes.

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- **The Planning Commission recommends the south side of Old Post Road/Route 329 from Crest Street to Court Street adjoining Lenmar Drive be designated Village Residential.**
 - **Any other items that may be discussed at the discretion of the Planning Commission**
 - **Harold Smith, 5526 Park Valley Road, Schnecksville**, inquired about a presentation from the Parkland School District at a Township meeting many years ago regarding the Keystone Opportunity Zone and what is going on with that? Township Manager Jeff Bartlett stated he believed that the Act had a 10-year life cycle and it may have expired.
 - **Nancy Kabacinski, 4711 Shagbark Circle, Schnecksville**, inquired if Sam's Club could come to the Township instead of Wal-Mart?
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Jeff Johnson motioned to adjourn, Bruce Stettler seconded, all others agreed

Meeting Adjourned: 9:20 pm.

Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township