

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

PLANNING COMMISSION MINUTES OF MAY 27, 2014

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, May 27, 2014 by Chairman Brian Horwith

Attendance:

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

Robert Korp
Richard Semmel
Joanne Guth
Jeff Johnson
Planning Administrator Jane Kelly

Minutes of the April 22, 2014 meeting were approved as presented.

Edward C. Klusaritz Minor Subdivision- Preliminary/Final- Project # NWT14-010, AR Zone, 2 Lot Subdivision, 2181 Echo Road, 5571 2050 8696. Waiver to be considered a Preliminary/Final. Engineer Bob Hoppes and property owner Edward Klusaritz, Jr presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated May 22, 2014.
- b. Zoning Officer's review is contained in his letter dated May 22, 2014.
- c. Sewage Enforcement Officer's review is contained in his letter dated May 14, 2014.
- d. This is a proposed minor subdivision along Rising Sun Road and Echo Road.
- e. The parent tract is 39 + acres and there is an existing barn and shed on the parcel.
- f. It is proposed to sell the subdivided parcel for future development.
- g. A standard inground septic system is proposed.
- h. The front yard width is proposed to be 116.7' and the zoning ordinance requires 150'
- i. The project engineer suggested moving the building setback line back to accommodate the 150' width needed for the front yard width.
- j. Township Manager Jeff Bartlett stated the proposed parcel would have two front yards, one on Rising Sun Road and one on Echo Road. Both front yards would need the 150' front yard width. Also Mr. Bartlett is not sure the building setback line can be legally moved back to accommodate the front yard setback.
- k. Mr. Klusaritz stated he would have appreciated receiving the review letters earlier than a few days before the Planning Commission meeting.
- l. Many Planning Commission members had concerns with the front yard width and the proposed building setback line being moved back. They were also concerned with the clear sight triangle and lack of sight distance for a driveway.
- m. Planning Commission Chairman Brian Horwith questioned possible easements on the property, would they be out of the building setback lines? Also the primary and secondary sewage sites should be marked on the plan.

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 May 22, 2014.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated May 22, 2014.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated May 14, 2014.
4. All adjoining property owners and property owners across the street should be listed on the plan.
5. The primary and secondary sewage sites should be marked on the plan.

Bruce Stettler motioned to table the plan, Leonard Nuss seconded, all others agreed.

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

North Whitehall Township Comprehensive Plan & Districts

- Planning Commission Chairman Brian Horwith reviewed the compiled notes on the Comprehensive plan and color coded for easy review for the Planning Commission meeting.
 - Blue: requested items
 - Yellow: items to be reviewed by the Planning Commission members
 - Green: needs a motion by the Planning Commission members to send to the Board of Supervisors
 - The Planning Commission members discussed the parcel(s) between Jordan Creek and Tri-Clover Road. This area is currently AR. Possible motion to change to LI.
 - Intersection at Kernsville Rd and Route 309 was also discussed, possibility of changing all four corners from C-2 to LI-C.
 - The comprehensive plan has LI-C and Zoning has LI-B. The Planning Commission members discussed if these two districts should be the same.
 - The Planning Commission members decided to think about the two parcels until the next Planning Commission meeting and further discuss the any possible changes to the parcel districts and the district names/definitions.
 - Copies of the districts will be scanned and sent to all Planning Commission members this week.
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Jeff Johnson motioned to adjourn, Richard Semmel seconded, all others agreed

Meeting Adjourned: 9:30pm.
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township