

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

**PLANNING COMMISSION MINUTES OF NOVEMBER 27, 2012**

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**Meeting** brought to order at 7:35 p.m., on Tuesday, November 27, 2012 by Chairman Richard Celmer.

**Attendance:**

Chairman Richard Celmer  
Attorney Lisa Young  
Township Engineer Steve Gitch  
Supervisor Steve Pany

Leonard Nuss  
Joanne Guth  
Jeff Johnson  
Planning Administrator Jane Kelly

**Minutes** of the September 25, 2012 meeting were approved as presented.

**Correll Lot Line Adjustment** - Final- Project # NWT-12-026, AR Zone, Lot Line Adjustment, 2406 & 2400 Clearview Road, 557052368048 & 557052475722, 90-Day Deadline starts 11/27/12, 90-Day Deadline 2/24/13. Engineer Bob Hoppes and property owner Deana Correll presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated November 20, 2012.
- b. Zoning Officer's review is contained in his letter dated November 21, 2012.
- c. Sewage Enforcement Officer's review is contained in his letter dated November 21, 2012.
- d. The 2 lots, which were previously subdivided in 1994, are now proposed to be consolidated and are currently owned by the applicants, Richard and Deana Correll.
- e. The applicants reside on Lot A and Lot B is a vacant lot which is used for farming.
- f. Planning Commission Chairman Rich Celmer questioned septic system locations in relation to the property lines. Township Engineer Steve Gitch indicated existing and proposed septic systems meet minimum isolation distance requirements to property lines.

**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 20, 2012.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated November 21, 2012.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated November 21, 2012.
4. Clear sight triangles at the intersection of Scheidys and Clearview Roads shall be added to the plan in accordance with current Township Ordinance requirements.
5. The common property line between the two lots on the southeast side of Lot A shall be shown on the plan.

**Leonard Nuss motioned to grant Final approval, seconded by Jeff Johnson, all others agreed.**

**Seminars**

**Joanne Guth – Design Matters**

- o APA PA Chapter conducted the seminar.
- o A design guideline and design plan were discussed
- o Joanne reviewed 6 principles for better development with the Planning Commission.
- o Various discussions followed regarding the Design Matters Seminar as they may pertain to North Whitehall Township.

**Rich Celmer- Official Maps**

- o Lehigh Valley Planning Commission hosted a presentation by Steven Deck and Angela Watson from Parsons Brinckerhoff.
- o Official Maps do exist in other townships in the Lehigh Valley (Whitehall, South Whitehall, Bushkill et.al.).
- o Walking trails, bike paths, transportation improvements and public land could be shown on the Official Map and establish a one (1) year period of interest/intent by the Township.
- o Various topics of discussion, pro & con, were expressed by Planning Commission members regarding Official Maps.

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

**Comments from the floor:**

**Donald Wehr, 3257 Route 309, Orefield**, questioned what will go in behind the proposed Wal-mart, will it be low-income housing? Supervisor Pany stated it is not approved for that.

**Jeanene Bauer, 3216 Jordan Road, Orefield**, commented on several issues regarding Kidspeace.

**Planning Commission member Leonard Nuss** questioned the suggested changes to Zoning Districts sent to the Board of Supervisors. Where are they? Supervisor Pany stated amending the ACT 537 Plan is their first priority; once this is complete the Board will focus more on other things.

**Planning Commission Chairman Rich Celmer** questioned if the Planning Commission will be reviewing the Amended ACT 537 Plan. Township Solicitor Lisa Young stated the Planning Commission would review the Amended ACT 537 Plan before the Board of Supervisors acted on the plan at an advertised public hearing.

**Planning Commission Chairman Rich Celmer** stated they were no agenda items received for the December Planning Commission meeting. If no one had anything else to discuss for December, the December Planning Commission meeting will be canceled. The dates for the Planning Commission meetings for 2013 have also been reviewed and the December 2013 date conflicts with Christmas Eve. This meeting date will be scheduled for Thursday, December 19, 2013.

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Jeff Johnson motioned to adjourn, Leonard Nuss seconded, all others agreed

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