

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

PLANNING COMMISSION MINUTES OF JUNE 28, 2011

Meeting brought to order at 7:30 p.m., on Tuesday, June 28, 2011 by Chairman Richard Celmer.

Attendance:

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

Minutes of the May 24, 2011 meeting were approved as presented.

North Whitehall Township Comprehensive Plan- Revisited

- ❖ Planning Commission Chairman Rich Celmer stated the Township Comprehensive Plan should be revisited every 3 years.
- ❖ With future development there are traffic concerns along the major corridors.
- ❖ Planning Commission member Leonard Nuss requested an enlarged copy of the Zoning Map for all Planning Commission members to review and compare to the existing Land Use Map in the Comprehensive Plan.
- ❖ Planning Commission Chairman Rich Celmer suggested consideration of mixed uses in residential areas.
- ❖ Planning Commission member Jeff Johnson is in favor of large, flat land parcels used for high density, such as 55 and over communities.
- ❖ Planning Commission member Leonard Nuss indicated the 55 and over communities are not being developed quickly as we had previously seen.
- ❖ Planning Commission Chairman Rich Celmer stated all building in North Whitehall Township is currently slow.
- ❖ Planning Commission member Leonard Nuss suggested he would like to see some changes in the zoning districts to match the changes the Planning Commission made to the Comprehensive Plan.
- ❖ Planning Commission member Joanne Guth is in favor of higher densities and preserving open space. We need to get away from large single-family residential lots.
- ❖ Planning Commission Chairman Rich Celmer requested a Future Land Use Map for all Planning Commission members along with the Zoning Map for the members to compare to the Existing Land Use Map.
- ❖ Planning Commission Chairman Rich Celmer questioned if a new development or zoning change occurs, what impact will this have on the surrounding areas?
- ❖ Planning Commission member Joanne Guth questioned if there was a percentage by State Law required for each zone?
- ❖ Planning Commission Chairman Rich Celmer requested each Planning Commission member to review the Zoning Map, Existing Land Use Map and the Future Land Use Map. Comments can be passed along to the Board of Supervisors.

Comments from the Floor:

Eric Neubauer, 4998 Abbey Road, Coplay, stated he is in favor of a low populated density but an open nature area.

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

Planning Commission member Leonard Nuss questioned if the Gas n Go Tanker Truck demo has been scheduled and also suggested the Planning Commission members attend. He also questioned the Occupancy Ordinance, in what stage is this Ordinance now; can the Planning Commission see a Revised Draft Ordinance once it is ready? Leonard also stated the Planning Commission was concerned with the fee attached to the Occupancy Ordinance.

Planning Commission member Jeff Johnson questioned the smoke detector inspections; does the Township have certified inspectors?

Township Solicitor Lisa Young stated the Revised Draft Ordinance can be emailed to the Planning Commission once it is completed. Attorney Young also stated the fee will be set by resolution by the Board of Supervisors.

Jeff Johnson motioned to adjourn, Joanne Guth seconded, all others agreed

Meeting Adjourned: 8:30pm
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township