

PLANNING COMMISSION MINUTES OF OCTOBER 28, 2014

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, October 28, 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

William George
Robert Korp
Richard Semmel
Joanne Guth
Planning Administrator Jane Kelly

Minutes of the, August 26, 2014 meeting were approved with the following correction.

Letter "e" in the Crestwood Heights Resubdivide section should read, "This association was never created. Since the current homeowner's deeds state there is a recreational **area** in their subdivision, the developer has requested and received permission from all but 2 or 3 of the current home owners to subdivide the lot." **Area not are.**

Crestwood Heights Resubdivide & Lot Line Adjustment, Final, Project #NWT 14-020, 3948 Crestwood Drive, PIN 5469 1975 0347, SR Zone, 5.727 Acres, 3 Lot Subdivide and 3 Lot Line Adjustments, 90-Day Deadline starts 10/28/14, 90-Day Deadline 1/25/15. Engineer Robert Hoppes and Property Owners Curtis Schneck and Judy Rau presented the plan.

- a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated October 22, 2014.
- b. Zoning Officer's review is contained in his letter dated October 23, 2014.
- c. Sewage Enforcement Officer's review is contained in his letter dated October 23, 2014.
- d. Sewage Planning Module shall be submitted to the Township from completion.
- e. Waiver request was submitted to the Township requesting relief from requirements for right angles on straight streets and radial lines on curved streets.
- f. LCA has provided a letter stated they are willing to provide water service to the new proposed lots, RA5 and RA6. A copy of this letter was submitted to the Township.
- g. The two new proposed lots shall be RA5- 3956 Crestwood Drive and RA6-3946 Crestwood Drive.

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 October 22, 2014.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated October 23, 2014.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated October 23, 2014.
4. An easement agreement with LCA shall be submitted to the Township.
5. Note #4 in the "Notes" section shall be removed from the plan.
6. Clear sight triangles for the LCA property and the existing 3950 Crestwood Drive property shall be shown on the plan.
7. The length of the trenches shall be shown for each house on the plans.
8. Lot RA4 proposed driveway layout shall be clarified on the plan.
9. A signature line for LCA shall be added to the plan.

Comment from the Floor:

Mike Basta, 3924 Crestwood Dr, Schnecksville, stated this project is a win for the Township; it will be a completed subdivision and no more complaints to the Township regarding the grass on the recreational lot.

Bruce Stettler motioned to send a favorable recommendation to the Board of Supervisors, granting Final Approval and recommending the above conditions, including the waiver for relief from right angles to straight streets and radial lines to curve streets, Robert Korp seconded the motion, Rich Celmer abstained, all others agreed.

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Michael Selig, Special Exception Review, Project # NWT 14-019, Private Heliport, 5471 Route 309, AR zone, 5459 5715 2002. Property owner, Michael Selig presented the plan.

- **Planning Commission Chairman Brian Horwith** stated the plans the commission received still were not clear detailed plans as the commission had asked, at the July 2014 Planning Commission meeting, that Mr. Selig to submit to the Township.
- There were several conversations regarding the previous Heliport Zoning Hearing Board case.
- **Planning Commission member Richard Semmel** stated he does not care what happened at the previous Heliport Zoning Hearing Board and he would like Mr. Selig to not bring up the details of that case as Richard was not part of the Planning Commission during that case and he would like to remain impartial.
- Several of the Planning Commission members stated the road to the heliport site was not to Township standards.
- Mr. Selig stated the road was existing. A discussion continued on the road/driveway to the heliport site. Many Planning Commission members stated the road/driveway was only cut in by the previous property owner and was never approved by the Township or the State.
- **Planning Commission member Leonard Nuss** stated the plan submitted to the Township is dated 1999. Leonard is concerned with the need of a proper driveway and emergency vehicles access to the heliport site. Leonard also asked when the property was purchased. Mr. Selig stated April 2012.
- **Planning Commission Vice Chairman Bruce Stettler** asked is the road/driveway meets Route 309? Mr. Selig stated the road/driveway stops at the farmhouse. Bruce stated the plans do not show that clearly.
- **Supervisor Richard Celmer** stated the plans submitted to the Township are 15 years old. The site might have changed in the last 15 years, slopes, swales and such. New plans are needed.
- **Planning Commission member Robert Korp** commented that Section 119 of the zoning ordinance outlines specific requirements to accompany an application for a special exception, and that none of the outlined requirements have been presented
- **Township Manager Jeff Bartlett** stated he agreed the plans submitted to the Township are not very detailed and are difficult to read but as for the items concerning any Township Ordinance these items can be handled during the Zoning Hearing Board phase. The Planning Commission is to approve the concept and the Zoning Hearing Board will approve the Ordinance.
- **Mr. Selig** defined a heliport/airport as a landing/take off area.
- **Solicitor Lisa Young** stated engineering details are not required, only site plan for a special exception.
- **Planning Commission Chairman Brian Horwith** observed that the Planning Commission is trying to complete a review of the special exception request, however there is not sufficient information and description for the proposed use, including the lack of a detailed site plan, hence the questions and requests from the Planning Commission.

Comments from the Floor:

Attorney Eric Smith representing **Raymond & Sheila Sloyer, 5480 Route 309, Heidelberg Township**, stated heliport is a sub category of an airport. He also questioned who the property owner of 5471 Route 309 was. Mr. Michael Selig is the property owner, noting he transferred ownership to his name.

Betty Hanzuk, 4853 Hilton Road, Schnecksville, stated she is speaking for the Penn Hills Community and they are not interested in having this in their back yard.

- **Leonard Nuss** motioned to send an unfavorable recommendation, to the Zoning Hearing Board, rejecting the special exception request due to the fact that Planning Commission members cannot understand the plan and they do not know what Mr. Selig is doing; motion was seconded by Bruce Stettler, Richard Celmer abstained, all others agreed with the motion, the motion carried.

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November Planning Commission meeting will have a Lot Line Adjustment on the agenda and the Comprehensive Plan review.

Joanne Guth and Robert Korp attended the American Planning Association Conference. Info from the conference was distributed to the Planning Commission members.

Richard Semmel is currently attending 6 weeks of seminars with the Lehigh Valley Planning Commission; 3 weeks of Land Development and 3 weeks of Zoning Ordinance. The seminars are very informative.

Bruce Stettler motioned to adjourn, Richard Semmel seconded, all others agreed

Meeting Adjourned: 8:55pm.

Jane K. Kelly

Recording Secretary

Planning Administrator

North Whitehall Township