

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

PLANNING COMMISSION MINUTES OF MARCH 31, 2015

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, March 31, 2015 by Vice Chairman Bruce Stettler.

Attendance:

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 February 24, 2015 meeting were approved as presented.

1. **Parkland Hollow Minor Resubdivide & Lot Line Adjustment**, Project # NWT-15-008, 1341 Clearview Road, PIN 5580 3840 4219, AR Zone, 4.74 Acres, 3 Lot Subdivide and 1 Lot Line Adjustment, Waiver request to be considered a Preliminary/Final, 90-Day Deadline starts 2/25/15, 90-Day Deadline 5/25/15. Engineer Mike Gula presented the plan.
 - a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated March 25, 2015.
 - b. Zoning Officer's review is contained in his letter dated March 27, 2015.
 - c. Sewage Enforcement Officer's review is contained in his letter dated March 13, 2015.
 - d. The plan is a proposed 3 lot subdivision into approximate 1.5 acre lots.
 - e. A lot line adjustment is proposed between the William Hale property and the main parcel to correct the driveway and detention pond issues.
 - f. The soil testing has not been completed due to the weather.
 - g. Public water has been proposed for this subdivision.
 - h. This plan shall not be considered a preliminary/final.
 - i. Planning Commission members Richard Semmel and Joann Guth questioned the water runoff onto Clearview Road. Engineer Mike Gula stated the water runoff shall be handled with the driveway grading and the highpoints in the driveways. There will be some sort of infiltration used for each individual area.
 - j. Supervisor Rich Celmer questioned the sanitary areas and the parking of the trucks when they come to clean out the tanks, they cannot park along Clearview Road.
- 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 March 25, 2015.
 2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated March 27, 2015.
 3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated March 13, 2015.
 4. The developer has been in contact with LCCD. If a NPDES is not needed, the E & S control will need to be shown on the plan.
 5. A signature block shall be added to the plan for the adjoining property owner, William Hale.

Leonard Nuss motioned to table the plan until more information is received, Richard Semmel seconded the motion, all others agreed.

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2. **Lehigh Career & Technical Institute** - Proposed house sale by the School - Under Section 305 of the Municipalities Planning Code, requires providing notice whenever the School buys or sells real estate, address is 2822 Rising Sun Road, Schnecksville in the Meadow View Farms Subdivision. The sale would be accomplished by an auction around the end of June 2015.
 3. **Comprehensive Plan Review**
 - Discussion on the Comprehensive Plan Districts Review will be held at the next scheduled Planning Commission meeting.
 - **Any other items that may be discussed at the discretion of the Planning Commission**
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Jeff Johnson motioned to adjourn, Robert Korp seconded, all others agreed

Meeting Adjourned: 7:50pm
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township