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

PLANNING COMMISSION MINUTES OF JANUARY 23, 2018

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, January 23, 2018 by Chairman Brian Horwith

Attendance:

Brian Horwith	Richard Semmel
Bruce Stettler	Robert Korp
Leonard Nuss	Rich Celmer
Attorney Lisa Young	John Barto
Benchmark Engineer Peter Terry	Jeff Johnson
Supervisor Dennis Klusaritz	Planning Administrator Jane Kelly

Also in attendance were Township Manager Jeff Bartlett, Township Zoning Officer Jim Campana and Planning Commission Alternate Roderick Lowe.

Minutes of the November 28, 2017 meeting were approved as presented.

Reorganization Meeting of 2018- Township Solicitor Lisa Young conducted the Election of Officers for 2015
Leonard Nuss made the motion to nominate Brian Horwith as Chairman for 2018, John Barto seconded, all others agreed.
Jeff Johnson made the motion to nominate Bruce Stettler as Vice Chairman for 2018, Richard Semmel seconded, all others agreed.
Jeff Johnson made the motion to nominate Leonard Nuss as Secretary for 2018, Robert Korp seconded, all others agreed.

1. **Maryann Plaza Lot Line-** NWT-607069, PIN 5469 1537 1191, 4909 Route 873, C Zone, 3.518 Acres, 90-Day Deadline starts 1/21/18, 90-Day Deadline 3/31/18. Doug Olmstead, Jim DePetris, MaryAnn Wagner & Jeff Beavan presented the plan.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 19, 2018.
b. Zoning Officer's review is contained in his letter dated January 22, 2018.
c. Sewage Enforcement Officer's review is contained in his letter dated January 18, 2018.
d. The proposed plan is a Lot Consolidation Plan of 3 lots into 1 lot for a future Land Development.
e. The developer requested the Township SEO revise his review letter to state the correct number of current lots.
f. The Land Development Plan for this project was favorably recommended by the Planning Commission in March 2006, and subsequently approved by the Board of Supervisors in June 2006.
g. This current Lot Line Plan to consolidate the three lots into a single lot was overlooked and not completed previously.
h. The Land Development Plan was also later amended in 3/6/16 to reflect minor changes related to MS4/Stormwater improvements accepted by LCCD, DEP and NWT.
i. The Lot Line Plan for the lot consolidation is required to record the final Land Development Plan.
j. The following comments, pertaining to the Land Development Plan, are already reflected on the final Land Development Plan.
   - There will be no revised plan prepared.
   - The exterior property lines shall not exceed the legal ROW.
   - The easements shall be shown on the Land Development plan.
   - Boundary delineation, monumentation and creation shall be handled with the Land Development Plan.
   - Offer of dedication of ROW shall be removed from the Lot Line Plan as these will be offered on the Land Development Plan.
k. Many Planning Commission Members voiced their concerned over not reviewing the 3/7/16 revised Maryann Plaza Land Development Plan. They felt the inclusion of the previously approved Land Development Plan would have helped them with their review of the Lot Line Plan. The Planning Commission also recommends the developer include the Land Development Plan in their submission to the Board of Supervisors.
l. **Supervisor Dennis Klusaritz** questioned the Penn Dot approvals for Schneck Road and Route 873? Developer stated they have received their approvals from both North Whitehall Township and Penn Dot with the Land Development Plan.
m. **Planning Commission Chairman Brian Horwith** questioned the difference in the two plans submitted. Developer stated there was a change in ownership. First plan submitted is under the Wagner family and the second plan submitted in under the partnership. The date of the transfer should be clearly be shown on the later Lot Line Plan.
n. **Engineer Peter Terry** suggested the developer contact Penn Dot to transfer the permit to the new owner.

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 January 19, 2018.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated January 22, 2018.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated January 18, 2018.
4. A note shall be added on the plan stating this property shall be for commercial use.

Comments from the floor:

Dan Fritzinger, 5010 Spruce St, Schnecksville, questioned where the lots were located, does the sewage tie into Allied and is there enough capacity for the project; he thought Allied Utilities was "tapped out"? The Developer stated their project was previously approved, suggesting there is adequate capacity for Maryann's Plaza.

Township Manager Jeff Bartlett, stated the revised Land Development Plans were submitted for Board of Supervisor review in 2016 only due to the only changes were improvements in MS4/Stormwater. LCCD, DEP and the Township were all happy with the improvements.

Bob Korp motioned to send a favorable recommendation to the Board of Supervisors, recommending Preliminary/Final approval, transferring the Penn Dot permit to the owner and all other conditions discussed, Bruce Stettler seconded the motion, all others agreed.

2. Sand Spring West Apartments- Sketch, NWT-607070, PIN 5469 3451 2336, 4219 Sand Spring Rd, VR Zone, 16.31 Acres, 144 units. Jeff Johnson, Jackie Tenuto and Mike Tenuto presented the plan.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 19, 2018.
b. Zoning Officer's review is contained in his letter dated January 22, 2018.
c. Sewage Enforcement Officer's review is contained in his letter dated January 18, 2018.
d. The current proposed plan is for 144 units but may be for less depending on the number of one or two bedroom units.
e. The proposed plan is showing two entrance drives. One lines up with Spring Hill Drive and the other is further west on Sand Spring Road.
f. The developer does not intend to connect their proposed complex with the existing Colleen Drive, citing safety issues and the topography.
g. Several Planning Commission members suggest Colleen Drive SHOULD be connected to Spring Hill Drive at Sand Spring Road
   - This was part of the original comprehensive plan
   - The safety issue is limited access for emergency services. Providing access from Sand Spring Road to Colleen Drive and areas beyond will improve the safety of those areas
   - This is consistent with the Township desire to limit cul-de-sacs.
   - There are more reasons to connect rather than not
h. The developer will comply with a traffic study and Penn Dot scoping meeting.
i. The proposed plan has 3 acres of open space.
j. Curbs and sidewalks shall be included in this proposed complex.
k. The developer shall contact PennDOT regarding the sight distance and entrance drives in conjunction with the school.
l. Nature features shall be on any future submissions.
m. **Supervisor Dennis Klusaritz** questioned concerning the residents walking across their property to Sand Spring Road, with no connecting street maybe a connecting walkway should be considered.
n. **Planning Commission Vice Chairman Bruce Stettler** questioned where the complex office will be located?
o. **Planning Commission member Leonard Nuss** stated PennDOT might request a turning lane on Sand Spring Road along with other road improvements.
p. **Planning Commission member Bob Korp** suggested adding a walking path from Colleen Drive to the sidewalks in the complex to make a connection to Sand Spring Road. He also suggested a buffer between Sand Spring Road the complex parking lot.
q. **Planning Commission Chairman Brian Horwith** questioned the flat areas on the plan and suggested landscaping for the buffer areas.

Comments from the floor:
Brad Petrohoy, 4726 Shankweiler Rd, Orefield, stated he loves cul-de-sacs, but if the original plan was to continue and connect Colleen Drive and this is what is consistent with the Township Comprehensive Plan, then this is what should be done.
Ron Stahley, 5245 Shawnee Blvd, Schnecksville, agrees with Brad regarding the connection of Colleen Drive and also agrees with the previously stated safety aspect.

3. Update to Planning Commission recommendations for District Zoning Amendments

Planning Commission Chairman Brian Horwith reviewed the progress of the Orefield Rd/ Kernsville Rd/Route 309 District changes, where are they now with the Board of Supervisors? Township Manager Jeff Bartlett stated the changes are slated for a possible public hearing around April/May.
The Planning Commission will look to see the outcome of this initial area, after which additional areas will be recommended for consideration by the Board of Supervisors. The intent of these recommendations are (1) to align the zoning district designation of parcels and areas to be consistent with the Comprehensive Plan, and (2) recognize that prudent planning includes acknowledging both the utility and practical future uses of areas, and determining a manner to encourage constructive growth that benefits the Township and its residents while remaining consistent with local and state planning codes and mandates.

Future areas include the Mauch Chunk Rd/Cedar Crest Blvd/Ruchsville section and Laurys Station along Route 145.

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

Jeff Johnson motioned to adjourn, Richard Semmel seconded, all others agreed

Meeting Adjourned: 9:45pm.
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township