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

PLANNING COMMISSION MINUTES OF APRIL 24, 2018

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, April 24, 2018 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith	Richard Semmel
Vice Chairman Bruce Stettler	Robert Korp
Secretary Leonard Nuss	Rich Celmer
Attorney Lisa Young	Jeff Johnson
Township Engineer Bernie Telatovich	Planning Administrator Jane Kelly

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

Minutes of the March 27, 2018 meeting were approved as presented.

1. **Dollar General –** Preliminary/Final, NWT-607074, PIN 5469 0968 7273, 5432 Oakwood Lane, PC Zone, 3.91 Acres, Waiver to be considered Preliminary/Final, 90-Day Deadline starts 3/27/18, 90-Deadline 6/24/18. Christopher Sheaffer; Larson Design Group and Ashley Weinman; Penntex Ventures, LLC presented the plan.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated April 22, 2018.
b. Zoning Officer's review is contained in his letter dated April 19, 2018.
c. Sewage Enforcement Officer's review is contained in his letter dated April 18, 2018.
d. The proposed revised plan presented at the April Planning Commission meeting had the site flipped with the access to the north as opposed to the plan that was presented at the March meeting with the access to the south.
e. The revised plan also widens Oakwood Lane to 15' with an additional 3' walkway, as requested at the March Planning meeting.
f. Due to the above changes, the infiltration basin in the front of the property is now split into two basins; a larger one along the front of the parking lot and a smaller one to the north of the parking lot. There is still a basin proposed in the back of the property.
g. NPDES plans have been submitted.
h. The developer had a traffic study completed and no additional traffic lanes are needed, nor are changes in service. The traffic study report will be submitted to the Township this week. This traffic study will need to be reviewed by the Township.
i. The developer is waiting on a response from the fire chief regarding the fire lines.
j. Many Planning Commission members are concerned with the trucks turning radius while turning right out of the parking lot onto Oakwood Lane and turning into the northbound lane; suggested a wider access driveway. The deliveries are usually during business hours Tuesday through Thursday.
k. LVPC has a major concern about sidewalks. Planning Commission members suggested sidewalks from the front of the store along the southern edge of the property to Oakwood Lane.
l. There were many concerns regarding the buffer yards/screening along the northern edge of the property, due to the many homes along this property line. Many suggestions for additional vegetation, such as evergreens. The front and south side of the parking lot will also have screening to help with the headlight glare. The back of the property will have low maintenance lawn, meadow mix that needs mowing once or twice a year.
m. There were many discussions on the Stormwater management basin, sizes, slopes safety and fences. The back basin will be 18" deep or as much as 2 ½' deep and will handle the overflow from the large front basin and the stormwater from the roof through an underground pipe. The large front basin is 8" deep. This basin will handle the stormwater from the main parking lot and sidewalks. The slopes in this basin vary from 4:1 to 3:1. The smaller front basin will collect stormwater from the driveway and overflow from the large basin. These basins should empty 2"to 5" per hour. Many discussions on fences on the basins, back basin and large front basin were held. The result was fencing the front basin.
n. E & S and NPDES permits need to be reviewed by the Township.
o. Developer has requested a 10' easement in the front rather than the 15' easement. All other property lines will have the standard utility easements.

p. The lights in the parking lot are proposed to be 24' in height with cool blue tone LED lights. The lights also shut off approximately one hour after the store closes. The developer will look into lowering the lights.
q. **Planning Commission member Robert Korp** agreed with the sidewalk in front of the store continuing along the southern property line to Oakwood Lane and also with more vegetation along the northern property line rather than the southern property line. He also asked if the developer would consider if approached in the future, an access easement with the adjoining commercial property.
r. **Planning Commission member Leonard Nuss** expressed his concerned with the radius of the driveway and the lack of fencing around the front stormwater basin
s. **Planning Commission Chairman Brian Horwith** agreed with the sidewalk in front of the store continuing along the southern property line to Oakwood Lane and also with more vegetation along the northern property line rather than the southern property line. Brian also stated when Land Developments or Subdivisions are constructed surrounding conditions should not be made worse, they should be improved.

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 April 22, 2018
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated April 19, 2018.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated April 18, 2018.
4. The developer stated they will look into widening the access driveway without disturbing the basins. Reconsider the lighting, additional access on the south, additional 2' widening on the east side of Oakwood and fencing in the front by the large pond.

Comments from the Floor:

Jim Morris, 6127 Riverview Rd, Slatington, expressed his concerned with the detention basin in the front of the property being piped to the rear of the property. Will it freeze in the winter? The developer stated the pipes will be below the frost level.

Mike Basta, 3924 Crestwood Dr, Schnecksville, asked if this is the same location where there was a gas station many years ago and are the tanks buried on that site. Planning Commission members stated, No, this is the parcel next to the current shopping center.

Isabel Koch, 4118 Oakwood Circle, Schnecksville, is concerned about the intersections that are already busy and now more traffic will be added. Mrs. Koch also has concerns with water drainage from Crestwood Heights, will the construction of the new Dollar General disrupt the current drainage path. The developer stated the current drainage path will not be disrupted.

Tim Geiger, 4241 Washington St, Schnecksville, has many concerns with the stormwater from the detention ponds, which why will it flow? And who will maintain the basins? Mr. Geiger is also concerned with the additional traffic on Oakwood Lane. This road is heavily used seven days a week, even on Sundays for short cuts to the nearby churches.

Greg & Lisa Creitz, 4130 Oakwood Circle, Schnecksville, have a few concerns; the parking lot lights, dumpsters, stormwater drainage, and vegetation buffer.

Todd Nebel, 4109 Oakwood Circle, Schnecksville, expressed concerns over the commercial nature of the development, next to the residences, questioned if a crime assessment was completed for the area? Planning Commission Chairman Brian Horwith stated that crime assessment is not part of the process for a Land Development.

Jeff Johnson motioned to send a favorable recommendation for a **Preliminary/Final Land Development Plan** to the Board of Supervisors with the following conditions; the lighting is addressed, additional planting on the north side, pedestrian access, fencing in accordance with the ordinances, deferral of sidewalks, curb and road width if 18' are dedicated for ROW with 2' additional widening on east side of Oakwood lane, larger radius on south end of driveway, and granting stormwater waivers. Robert Korp second the motion, all others agreed.

Jeff Johnson motioned to send a favorable recommendation for the **Conditional Use** to the Board of Supervisors with the conditions that all ordinance criteria and the Land Development conditions are met. Leonard Nuss second the motion, all others agreed.

2. **Ridings at Parkland** –Lot Line Adjustment – Preliminary/Final, NWT-607077, PIN 5469 4700 4319,5469 3627 7962, 4051 Schneck Rd & 4967 Spruce St, SR Zone, 2.3059 Acres & 26.8798 Acres, 90-Day Deadline starts 3/27/18, 90-Deadline 6/24/18. Joseph Rentko; Hanover Engineering presented the plan.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated April 20, 2018.
b. Zoning Officer's review is contained in his letter dated April 18, 2018
c. Sewage Enforcement Officer's review is contained in his letter dated April 18, 2018.
d. The proposed lot line adjustment is intended to move the property line to include the driveway on 4967 Spruce Street.

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 April 20, 2018.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated April 18, 2018.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated April 18, 2018.
4. The ROW shall be dedicated along all of lot 2 and a small section of lot 1.

Brian Horwith motion to send a favorable recommendation to the Board of Supervisors for the **Preliminary/Final Lot Line Adjustment Plan**, conditioned upon the dedication by the property owner of the ROW along 4967 Spruce Street, Jeff Johnson second the motion, all others agreed.

3. **Jarett Zuber-2 Lot Subdivision**-Paradise Rd- Preliminary/Final, NWT-607078, PIN 5560 9850 5040, 5731 Paradise Rd, AR Zone, 75.1651 Acres, Waiver requests for relief from Section 5.03D, Section 5.03 D-5 & 7, and Section 5.03 C4, 90-Day Deadline starts 3/27/18, 90-Deadline 6/24/18. Robert Hoppes; engineer and Jarett Zuber; property owner presented the plan.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated April 20, 2018.
b. Zoning Officer's review is contained in his letter dated April 16, 2018
c. Sewage Enforcement Officer's review is contained in his letter dated April 18, 2018.
d. The proposed plan is a 75 acres tract, subdividing off a 1 acre lot.
e. Septic testing has been completed.
f. There were several discussions on the 25’ flag to the remaining tract and its purpose. The result was the 25’ flag was not needed and lot 1A would be shift to the south eliminating the flag.
g. Several discussions held regarding ROW. The applicant is not in favor of dedication of ROW.

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 April 20, 2018.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated April 16, 2018.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated April 18, 2018.
4. The plans should be re-drawn to move the proposed new lot to be contiguous to the neighboring property on Rising Sun Road, thereby eliminating the narrow flagpole-like connection to the south of the proposed lot from the 70+ acre residual track to Paradise Road

Jeff Johnson motioned to send an unfavorable recommendation, citing the applicant’s unwillingness to convey the ROW along Paradise Road for the proposed lot **Preliminary/Final Subdivision Plan**, Leonard Nuss second, all others agreed.

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

Jeff Johnson motioned to adjourn, Bruce Stettler seconded, all others agreed

Meeting Adjourned: 10:30pm.
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township