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

PLANNING COMMISSION MINUTES OF JULY 24, 2018

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

Attendance:

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

Also in attendance were Township Manager Jeff Bartlett and Township Zoning Officer Jim Campana.

Minutes of the June 26, 2018 meeting were approved as presented.

1. **Dennis & Laurie Atiyeh –** Minor Subdivision, NWT-607087, PIN 5560 5903 8411, 5828 Park Valley Rd, AR Zone, 44.9682 NWT Acres, 90.17 Total Acres, 90-Day Deadline starts 6/26/18, 90-Deadline 9/23/18. Project engineer, Ed Schlaner presented the plan.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 18, 2018.
b. Zoning Officer's review is contained in his letter dated July 21, 2018.
c. Sewage Enforcement Officer's review is contained in his letter dated July 19, 2018.
d. The proposed plan is a 2 lot subdivision at the end of Harvest Place.
e. The existing summer house, barn and a shed is proposed to be on the new lot.
f. There is no construction planned for the residue lot.
g. The applicant has a Penn Dot permit for minimum access along Old Post Rd.
h. **Planning Commission Chairman Brian Horwith** questioned how many parcels were in the existing development along Harvest Place? Mr. Schlaner stated 10. The township is concerned that there not be continuous one or two lot development occurring without plans showing the complete buildout of the entire residue property.
i. A request was submitted asking for a deferral from the covenant on the Rising Sun Phase 2 subdivision plan. The covenant required Harvest Place to be extended with any future development.
j. **Township Solicitor Lisa Young** stated the Township cannot grant a deferral for a covenant, only the homeowners who have a vested interest would be able to sign off on the covenant. The application for a minor subdivision is not consistent with the Township Zoning or Subdivision Ordinances
k. **Township Solicitor Lisa Young** also stated zoning relief from section 307B.b.1 would be needed for the width of the pole for the flag lot. It is currently shown at 140' and it needs to be 150' per the Zoning Ordinance.
l. **Planning Commission member Jeff Johnson** stated the driveway length is not close to the Zoning Ordinance of 10'.

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 July 18, 2018.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated July 21, 2018.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated July 19, 2018.

Planning Commission Chairman Brian Horwith motioned to recommend No Action, as the plan is insufficient/not consistent with the requirements for a minor subdivision, seconded by Bruce Stettler, all others agreed.

2. **Rayan Estates –** Sketch, NWT-607088, PIN 5580 6602 1498, 4733 Egypt Rd, AR Zone, 6.3401 Acres, 7.15 Project Acres. The plan was presented by Cornerstone Engineer, Kevin Fruck.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 18, 2018.
b. Zoning Officer's review is contained in his letter dated July 23, 2018.
c. Sewage Enforcement Officer's review is contained in his letter dated July 19, 2018.
d. The proposed plan is a 3 lot subdivision.
e. The owner of this property is speaking with the owner of the adjoining property regarding ROW dedication on a future to give road frontage to two of the proposed properties.
f. If this was to be done the owners of the adjoining property would also need to sign the subdivision plan.
g. **Township Solicitor Lisa Young** suggested joint driveways for lots 2 & 3 or a flag lot for lot 3.
h. **Township Manager Jeff Bartlett** suggested the property owner builds on lot 1 now and wait to subdivide lots 2 & 3 until the adjoining property is subdivided and the road is dedicated.
i. There were multiple discussions on the road frontage and where the driveways of these lots would front. It is proposed for lot 1 to access Egypt Rd, lot 2 and lot 3 access will all depend on when they are subdivided.
j. The developer will look at a possible shared driveway or a flag lot.
k. There is a possibility of a cul-de-sac.
l. There is no access proposed to Route 145

As a sketch plan, comments and suggestions were shared among the applicant and the Planning Commission; there is no additional action required from the Planning Commission

3. Discussion on revisions to North Whitehall Township Zoning Ordinance 2002-3 Section 403- Recreational Vehicles

- Several discussion on the proposed changes to the ordinance.
- **Planning Commission member Leonard Nuss** suggested a clarification of where the side yard starts should be placed in the ordinance, noting it is intended to align with the front of the house
- **Planning Commission member Jeff Johnson** suggested an adjustment to F2 & G regarding parking of Commercial Vehicles.
- **Township Supervisor Dennis Klusaritz** suggested the new Trucking Ordinance at Upper Macungie should be reviewed for reference.
- **Township Manager Jeff Bartlett** will take the suggested changes and revise the Ordinance before presenting to the Board of Supervisors.

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

Planning Commission Chairman Brian Horwith requested the Township Manager and staff provide the Planning Commission with updates on the previously discussed zoning and district changes submitted to the Board of Supervisors, and provide a timeline and milestones for the process.

Judith Danko, 5820 Harvest Place, Schnecksville, voiced her concern regarding the stormwater issues from Mr. Atiyeh property to her property and many others along Harvest Place. She also thanked the Township for completing the road.

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

Meeting Adjourned: 9:15pm.
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township