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

PLANNING COMMISSION MINUTES OF JUNE 26, 2018

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, June 26, 2018 by Vice Chairman Bruce Stettler

Attendance:

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

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

Minutes of the April 24, 2018 meeting were approved as presented.

1. **LCCC-Vet Tech Facility-** Preliminary/Final, NWT-607085, PIN 5469 1293 3619, 4525 Education Park Dr, AR-I Zone, 15,826 Bldg sq ft, 88.1 Acres, Waivers: 5.02, F.04.D, F.04.E, F.04.F, F.04.K, F.04.N, F.05.C. 90-Day Deadline starts 6/26/18, 90-Deadline 9/23/18. Plan was presented by Tom Deily; Keystone Consulting Engineer and Carl Peckitt; Director of Facilities Management, LCCC.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated June 25, 2018.
b. Zoning Officer's review is contained in his letter dated June 21, 2018.
c. Sewage Enforcement Officer's review is contained in his letter dated June 19, 2018.
d. The proposed plan is a new pole building for the veterinary tech program which is currently held in a building rented from LCTI on their property.
e. Since the veterinary tech program is a current program at LCCC, there will be no significant increase in enrollment at the college with this proposed building.
f. This proposed building will be approximately 15000sq ft. and shall be located on the southern portion of Education Park Dr next to the wooded area.
g. LCCC will extend the water and sewer for this project and also add a new fire hydrant close to the new building. The water and sewer is owned by the college.
h. There shall be storage tanks for hazardous material on the property which will be enclosed and buried.
i. The noise level for this proposed building will be minor and the building is located away from other buildings and properties at the far end of the property.
j. The proposed building is proposed to have an emergency generator and parking lights.
k. LCCC is currently in contact with DEP regarding arsenic remediation. Once the studies and results are available they will be provided to the Township.
l. The proposed raingarden near the Vet Tech building shall be 2' in depth and is not proposed to have a fence. The students from LCCC work in the garden with deer proof plantings and other vegetation.
m. **Planning Commission member Richard Semmel** questioned the timeline for this proposed project? Carl Peckitt stated LCCC hopes to have the building started by the summer of 2019.
n. **Planning Commission member Jeff Johnson** expressed his concerns with the traffic at the main intersection to the college. He suggested online classes to decrease the traffic and help with the enrollment.
o. **Planning Commission member Rich Celmer** was concerned with the unpaved roads and student safety. Carl Peckitt stated LCCC makes sure the students are safe at all times while on campus.
p. **Supervisor Dennis Klusaritz** questioned the proposed stone road access? Carl Peckitt stated this road will be plowed with the plow slightly raised, there is a parking lot close by for the students and the building is ADA compliant.

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 June 25, 2018.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated June 21, 2018.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated June 19, 2018.
4. The land development plan shall be submitted to the fire department.
5. A master plan of the college campus along with parking data shall be submitted to the Township.
6. A blanket easement for the stormwater BMP shall be noted on the plan.

Jeff Johnson motioned to send a favorable recommendation to the Board of Supervisors with the following conditions and waivers: a master plan including parking data shall be submitted to the Township; a blanket easement for stormwater BMP shall be noted on the plan; waivers for sections 5.02, 5.03 B.6, 5.03 C.3, 5.03 C.12, 5.03 D, F.04.D, F.04.E, F.04.F, F.04.K, F.04.N, F.05.C, F.05.C, 10.22. Richard Semmel seconded the motion, all others agreed, motion carried.

2. **LCTI-Welding Lab Addition**- Preliminary/Final, NWT-607081, PIN 5469 2254 6151, 4500 Education Park Dr, AR-I Zone, 11,697 Bldg sq ft (with roof overhang), 46.9877 Acres, Waivers: 3.02.A, 5.02.A.1 , 6.02.A.2, 5.02.B.3.d, Appendix E. 90-Day Deadline starts 6/26/18, 90-Deadline 9/23/18. Plan was presented by Karl Leitner; Barry Isett & Associates, Jeffrey Biehn; Watkins Architects and Dan Kotran; LCTI Facility Engineer.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated June 21, 2018.
b. Zoning Officer's review is contained in his letter dated June 21, 2018.
c. Sewage Enforcement Officer's review is contained in his letter dated June 19, 2018.
d. The proposed plan is a classroom extension for a welding lab. The previous room will be used for a machine shop.
e. In 2003, LCTI received a Zoning Variance for parking over 3000. Their current enrollment is approximate 2600 students and most their students do not drive, they are bused from their home schools.
f. The welding exhaust from the proposed extension shall be inside and storage shall be outside on the north side of the property for materials for the welding lab.
g. During recent storms LCTI lost a few trees, these trees and others shall be replaced as a buffer against the residences.
h. Curbing in parking lot 3 was discussed and shall be improved.
i. There is no additional lighting proposed for the expansion other than a light at the entrance doors for security.
j. LCTI will comply with the easements along the property lines as required in SALDO.
k. The applicant will request a waiver for the township to review the E & S plans.
l. There were various concerns regarding the traffic and buses backing up along Route 309. Should there be another Traffic Study?
m. **Planning Commission member Richard Semmel** questioned the gas storage. Dan stated gas will be stored outside, undercover, 200 cubic feet, will also have an emergency cut-off switch. The gas will be piped into the building into 40 welding booths. Richard also suggested sending the bus complaints to the home schools.
n. **Planning Commission member Jeff Johnson** questioned the closest fire hydrant. Dan stated the closest hydrant was 30' from the proposed addition.
o. **Supervisor Dennis Klusaritz** stated he had many traffic concerns.

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

John Barto motioned to send a favorable recommendation to the Board of Supervisors with all three waivers recommendations, Jeff Johnson seconded the motion, Bob Korp and Richard Semmel abstained. Leonard Nuss, Dennis Klusaritz, Rich Celmer and Bruce Stettler, voted No, John Barto and Jeff Johnson voted Yes, motion Failed.

Leonard motioned to send a favorable recommendation to the Board of Supervisors with the following waiver request, Preliminary/Final and Erosion Plan Submission, Dennis Klusaritz seconded, Bob Korp and Richard Semmel abstained, all others agreed, motion carried.

Planning Commission member Jeff Johnson motioned to request the Board of Supervisors review the traffic impact on both the LCCC plan and the LCTI plan and possibility a Traffic study.

4. **Net Zero Building**- Preliminary/Final, NWT-607083, PIN 5469 4154 2165, 4250 Independence Dr., LI/B Zone, 15,111 Bldg sq ft, 4.157 Acres, Waivers: 3.02.A, 5.02.A.1, 6.02.A.2, F.04.E, F.04.F. 90-Day Deadline starts 6/26/18, 90-Deadline 9/23/18.
   - Per email dated 6/19/18 from developer's engineer, NetZero Building Land Development Plan was withdrawn from the agenda.

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

Planning Commission member Jeff Johnson asked if there is an update on the Zoning District changes. No update at this time.
Planning commission member Richard Semmel questioned fireworks, does the Township have any Ordinance in regards to fireworks? **Township Manager Jeff Bartlett** stated this is on his agenda to discuss with the Board of Supervisors.

John Barto motioned to adjourn, Jeff Johnson seconded, all others agreed

Meeting Adjourned: 9:10 pm.
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township