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

PLANNING COMMISSION MINUTES OF MARCH 27, 2018

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, March 27, 2018 by Chairman Brian Horwith

Attendance:

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

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

Minutes of the January 29, 2018 meeting were approved with the correction of the year 2018 made to the minutes.

1. **Swagelok Accessory Building Land Development** – Preliminary/Final, NWT-607072, PIN 5469 5105 9814, 4245 Independence Dr, LI/B Zone, 2.4 Acres, Waiver to be considered Preliminary/Final and relief from Section 5.03.C.4 90-Day Deadline starts 3/27/18, 90-Deadline 6/24/18. Brian Weidaw: Pany & Lentz and Bob McNamara; Swagelok presented the plan.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated March 22, 2018.
b. Zoning Officer's review is contained in his letter dated March 21, 2018.
c. Sewage Enforcement Officer's review is contained in his letter dated March 26, 2018.
d. This project is a proposed storage shed behind the main building, currently proposed at 45 x 68. The property owner is open to adjusting the size of the building to remain within the setback restrictions.
e. The proposed building has been defined as an accessory building and will be used for storage of non-hazardous and non-nuisance causing substances. The proposed building will be used for storage of packing material, marketing material, seasonal material and furniture.
f. A knox box has already been installed on the current building and the turning radii is adequate.
g. **Planning Commission member Jeff Johnson** commented on the swale along the back of the property and requested the swale is kept clean.
h. **Planning Commission member John Barto** questioned the size of the building. Developer stated, the plans were submitted for 45 x 68 but they could be changed to 40 x 70.
i. Several Planning Commission members discussed sidewalks along Independence Drive.

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 22, 2018.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated March 21, 2018.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated March 26, 2018.
4. The local fire department shall be contacted and a written response for approval for the elimination of the previously designed fire lane.
5. The existing waste containers shall need to be relocated and the new locations shall be shown on the plan.
6. The plans shall show truck movement and the turning radii.

Bruce Stettler motioned to send a favorable recommendation to the Board of Supervisors, including the following conditions, moving the building within the building restriction setbacks, changing the size of the accessory building to 40 x 70, show the truck movement on the plan, relocate and show the dumpster location on the plan, the motion was seconded by Richard Semmel, all others agreed.

2. **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 March 22, 2018.
b. Zoning Officer's review is contained in his letter dated March 26, 2018.
c. Sewage Enforcement Officer's review is contained in his letter dated March 26, 2018.
d. The proposed project will be a building owned by Penntex Ventures, but leased to Dollar General.
e. Dollar General currently is in the adjoining strip mall to the proposed project and their lease is ending in 2018.
f. The Dollar General Company is focusing on freestanding stores as leases expire.
g. The developer stated only one large truck delivery per week, with several small truck deliveries daily with items such as bread, milk etc.
h. The parking lot lights are proposed to be downcast and LED.
i. Several Planning Commission members voiced their concerned regarding headlights shining into the home across the street from the proposed entrance/exit to the Dollar General.
j. Several Planning Commission Members suggested flipping the proposed layout, moving the entrance/exit north; this would eliminate the headlights shining into the home at 5357 Oakwood Lane.
k. The developer is proposing a 20' high retail sign.
l. Several discussions regarding the Stormwater Management ponds. The front pond shall have an outlet, the depth shall be 6", side slopes 3-1, and if plugged the depth shall be less than 1". The back pond shall not have an outlet, the depth shall be 2 ½ - 3" and side slopes 3-1. The Planning commission members suggested fencing for the ponds.
m. There was some discussion on the buffer yards and planting some trees and shrubs to help block the neighbor's view of the building.
n. Several discussions regarding the ROW along Oakwood Lane and possible curbs and sidewalks. If the curbs and sidewalks are not installed at the time the building is constructed, this could be deferred to a later time at the property owner's expense.
o. Several Planning Commission members requested to see this plan again, after many changes and corrections are completed.
p. **Planning Commission member Richard Semmel** questioned the retail sign, will this sign only be lit during normal business hours? **Township Engineer Bernie Telatovich** stated the Township had an ordinance regarding lights.
q. **Planning Commission member Robert Korp** questioned the parking and the façade of the building.
r. **Planning Commission Chairman Brian Horwith** questioned if the neighboring properties needed to be notified about this submission? **Township Solicitor Lisa Young** stated not at this time. The neighboring properties will be notified during the conditional use phase.

<u>Planning Commission has recommended the following conditions:</u>

1. Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated March 22, 2018.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated March 26, 2018.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated March 26, 2018.
4. Give serious consideration to flipping the layout to move the entrance to the north side of the building
5. A traffic study shall be completed.
6. Offer of dedication of the ROW shall be shown on the plan for recording.
7. ROW of 25' along Oakwood Lane and 18' for a walkway, the full length of their property shall be dedicated.
8. Drainage Covenant shall be shown on the plan for recording.
9. Stormwater management ponds shall have fencing.
10. 10' Easements along all properties lines shall be provided and shown on the plans to be recorded, along with any easement lines on adjoining property lines.

Comments from the floor:

Joan Guth, 6361 Lock Lane, Slatington, voiced her concerned regarding the lighting, and the facade of the building.
Jim Morris, 6127 Riverview Road, Slatington, questioned the temperature of the lights.

John Barto motion to table the Preliminary/Final Plan & to take no action on the Conditional Use, Leonard Nuss seconded the motion, Jeff Johnson opposed, all others agreed, motion carried.

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

Brian Horwith informed the Planning Commission members a letter was received from allied Utilities advising the board that they will be making application to DEP for renewal of their existing NPDES Permit.

Brian Horwith also requested a Discussion of the Zoning Amendments be placed on the April Planning Commission agenda for a status update.

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

Meeting Adjourned: 10:00pm.
Jane K. Kelly
Recording Secretary
Planning Administrator
North Whitehall Township