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

DRAFT

PLANNING COMMISSION MINUTES OF JANUARY 22, 2019

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, January 22, 2019 by Brian Horwith

Attendance:

Brian Horwith
Bruce Stettler
Leonard Nuss
Attorney Lisa Young
Township Engineer Bernie Telatovich
Supervisor Dennis Klusaritz
Richard Semmel
Robert Korp
Jeff Johnson
Christopher Moughan
Planning Clerk Jane Kelly

Also in attendance was Township Zoning Officer Jim Campana.

Reorganization Meeting of 2019- Township Solicitor Lisa Young conducted the Election of Officers for 2019
Leonard Nuss made the motion to nominate **Brian Horwith as Chairman for 2019**, Jeff Johnson seconded, all others agreed.
Richard Semmel made the motion to nominate **Bruce Stettler as Vice Chairman for 2019**, Jeff Johnson seconded, all others agreed.
Jeff Johnson made the motion to nominate **Leonard Nuss as Secretary for 2019**, Richard Semmel seconded, all others agreed.

Minutes of the, December 17, 2018 meeting were approved as presented. Motion made by Leonard Nuss, seconded by Richard Semmel, Christopher Moughan abstained, all others agreed.

1. **Robert Latsch Lot Line Adjustment**- NWT-607099, 5468 9675 5469, 5468 9576 3572, 5468 9670 8133, 4227, 4237, 4239 Shankweiler Road, AR/L Zone, 4.9474 Acres, 90-Day Deadline starts 12/17/18, 90-Day Deadline 2/24/19.Plan was presented by David Lear and Justin Gross from Lehigh Engineering.

a. Benchmark Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 18, 2019.
b. Zoning Officer's review is contained in his letter dated January 17, 2019
c. Sewage Enforcement Officer's review is contained in his letter dated January 14, 2019.
d. The proposed plan is a Lot Line adjustment to a previously approved subdivision plan which has been subdivided several times in the past.
e. This proposed plan has a recorded 18' wide access easement to service the farm and two other parcels.
f. **Planning Commission member Jeff Johnson** questioned Northampton Farms owning the adjoining and will they be signing the recording plan. Jeff was also concerned with the 18' driveway; this is not compliant to the Township Driveway Ordinance. Mr. Lear stated, yes Northampton Farms will be signing the recording plans and the driveway could be widened to meet the Township Ordinance.
g. **Supervisor Dennis Klusaritz** questioned how many houses could be off the existing lane? Mr. Lear stated 3 houses; 2 are existing dwellings and there could be 1 on the Northampton Farms parcel.

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, 2019
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated January 17, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated January 14, 2019.
4. The plan shall be re-labeled a Lot Line Consolidation due to eliminating lot lines and combining 2 lots.
5. The history of the previous subdivision was explained and shall be added to the plan in the notes.

Leonard Nuss motion to send a favorable recommendation to the Board of Supervisors for a Preliminary/Final approval, Robert Korp seconded the motion, all others agreed.

2. Planning Commission discussion for Rezoning Classification

- The first District rezoning recommendation for Kernsville Rd/Route 309 sent to the Board of Supervisors has been advertised, and affected residents have been notified. The recommendation is on the Board's agenda 1/29/19.
- The Planning Commissions had many discussions regarding rezoning the area of Mauch Chunk Rd/Cedar Crest Blvd and the areas both north and south along Mauch Chunk., The Planning Commission's current intentions are to allow the first recommendation to move through the process before making new recommendations for zoning changes at additional areas.
- The Planning Commission had previously recommended the Board of Supervisors also create a Light Industrial – Commercial (LI-C) zoning district to be consistent with the 2009 Comprehensive Plan. There was a discussion of how this has not been acted upon by the Board, and while it was intended to be part of this first recommended zoning district change, it is not part of the current agenda for 1/29/19.
- Copies of previous district discussions, motions, resident request letters and revised district table should be emailed to all Planning Commission members for review at the next meeting, including the prospects for the LI-C classification, and the next steps as far as recommendations for zoning classification changes.

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

Meeting Adjourned: 9:30pm.
Jane K. Kelly
Recording Secretary
Planning Secretary
North Whitehall Township