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

PLANNING COMMISSION MINUTES OF AUGUST 27, 2019

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, August 27, 2019 by Vice Chairman Bruce Stettler.

Attendance:

Vice Chairman Bruce Stettler
Secretary Leonard Nuss
Attorney Lisa Young
Township Engineer Steve Gitch
Planning Clerk Jane Kelly
Richard Semmel
Robert Korp
John Barto
Jeff Johnson

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

Minutes of the, July 23, 2019 meeting were approved as presented. Motion made by John Barto, seconded by Jeff Johnson, all others agreed.

1. **2886 Strohl Rd** – Minor Subdivision, Preliminary/Final, NWT-19-014, PIN 5478 3356 7251, 2886 Strohl Rd, AR/L Zone, 14.7125 Acres, 2 lots, 90-Day Deadline starts 8/27/19, 90-Deadline 11/24/19. Lew Rauch; Lehigh Engineering presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated August 22, 2019.
b. Zoning Officer's review is contained in his letter dated August 21, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated August 22, 2019.
d. There is an existing home on the property which is proposed to be subdivided off from the main parcel.
e. This parcel is partially in North Whitehall Township and also in South Whitehall Township. The Township Boundary line goes through the existing home.
f. The proposed plan has already gone in front of the South Whitehall Township Board and has received conditional approval and they are looking for the same from North Whitehall Township.
g. Planning Commission Member John Barto asked if South Whitehall placed any conditions on their approval. Mr. Rauch stated an easement through the property was requested to be 50'.

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 August 22, 2019.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 21, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 22, 2019.
4. There shall be a note on the plan stating Agricultural use, not Residential for the residual land.

Robert Korp motioned to send a favorable recommendation to the Board of Supervisors for Preliminary/Final approval, seconded by Jeff Johnson, all others agreed.

2. **Fairland Farms III** – Major Subdivision, Final, NWT-19-013, PIN 5560 8179 4318 & 556081922816, 5100 Pine Street & 5062 Pine Street, AR Zone, 20.886 Acres, 24 lots, 90-Day Deadline starts 8/27/19, 90-Deadline 11/24/19. Lew Rauch; Lehigh Engineering presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated August 22, 2019.
b. Zoning Officer's review is contained in his letter dated August 21, 2019.
c. Sewage Enforcement Officer's review is contained in his letter dated August 22, 2019.
d. The water line is proposed to be extended along Stallion Drive.
e. The developer proposed to make their detention pond bigger and the connection will be through the inlet. The stormwater will continue flowing where it is flowing now.
f. Sight distance has been shown and exceeds 400' and 500'.
g. There was discussion on the traffic study(s) and which roads should be studied.
h. **Planning Commission member Jeff Johnson** questioned the placement of fire hydrants? Mr. Rauch stated 2 fire hydrants shall be placed along Stallion Dr.
i. **Planning Commission member Robert Korp** questioned the subsurface basins, how do they work? Mr. Rauch stated they are designed to take on only so much water.

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 august 22, 2019.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated August 21, 2019.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated August 22, 2019.
4. Right of way descriptions shall be submitted to the Township.
5. A cost estimate and a planning module is needed.

Comments from the Floor:

Jeff Beltzner, 5136 Cobbler Rd, Schnecksville, he received a letter in his mailbox inviting him to the Planning Commission meeting. He wants to know who put the invite in his mailbox. Mr. Beltzner also wants to make sure his water won't go dry when the new development is built and he questioned where the water comes from. Mr. Beltzner questioned if his property could be hooked up to public water and sewer through this development. Mr. Rauch stated the water comes from the blue tower on the hill and before that from the river, and he did not believe Mr. Beltzner's property could be hooked up to water and sewer through Fairland Farms III.

Lisa Mikitka, 5035 Elmhurst Dr, Schnecksville, questioned the sewer capacity, will be the capacity be reviewed before approval?

Judy Lentz, 5033 Pine St, Schnecksville, if any work is being done on Pine St, will the entire road be done or just that section? Township Engineer Steve Gitch stated as of now just that section, if there are problems maybe more, it would be up to the Township Public Works Director.

John Barto motioned to send a favorable recommendation to the Board of Supervisors for Final approval, seconded by Jeff Johnson, all others agreed.

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

  Planning Commission Vice Chairman Bruce Stettler presented the Planning Commission a suggestion for a connection of Parkview Dr and Jefferson St (two Township roads) on the Trade Center Plan. He stated this connection can be done if grading and layout work. This connection would not be for tractor trailers and would aid as an emergency access.

John Barto motioned to adjourn, Roderick Lowe seconded, all others agreed

Meeting Adjourned: 8:45pm.
Jane K. Kelly
Recording Secretary
Planning Secretary
North Whitehall Township