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

PLANNING COMMISSION MINUTES OFDECEMBER 17, 2020

Virtual Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Thursday, December 17, 2020 by Chairman Brian Horwith

Attendance:

Attorney Lisa Young	Chairman Brian Horwith
Township Engineer Steve Gitch	Vice Chairman Bruce Stettler
Township Manager Chris Garges	Secretary Leonard Nuss
Township Zoning Officer Jeff Mouer	John Barto
Planning Secretary Jane Kelly	Richard Semmel
	Robert Korp

Minutes of the October 27, 2020 meeting were approved as presented. Motion made by John Barto, seconded by Robert Korp, all others agreed.

1. **Strawberry Acres AARC Conditional Use-**, NWT-20-011, 5077 Overlook Road, AR Zone, Parcel ID 5580 0891 0675, 22.673 acres, 90-Day Deadline 3/29/21. Project was presented by Attorney Peter Lehr and Drew Nyman & Amit Mukherjee, Base Engineering.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated December 11, 2020.
b. Gilmore & Associates Special Projects Engineers review is contained in their letter dated December 10, 2020.
c. Attorney Lehr explained the path taken to get to this point with the AARC Conditional Use.
d. If the Conditional Use is approved there would be additional engineering requirements.
e. The review letter from the special projects engineer includes many items needed for Land Development recommendation, such of a checklist. Attorney Lehr stated these items could be handled during the Land Development phase.
f. **Planning Commission member Robert Korp** questioned the overlay district to AR and also there is no traffic study submitted with the proposed project.
g. **Township Solicitor Lisa Young** stated a traffic study can be discussed with the applicant but it cannot be required during the Conditional Use phase, this would be a requirement during the Land Development phase.
h. **Planning Commission member John Barto** verified the plan on the agenda is only for Conditional Use for the AARC. He stated he had no problem with AARC Conditional use plan.
i. **Planning Commission Vice Chairman Bruce Stettler** was concerned with the deed restrictions and who would enforce them. He also wondered what happed is there was a breach of the restrictions. Bruce suggested a list of all the occupants reported to the Township every year.
j. **Planning Commission member Leonard Nuss** agreed with Bruce and added this development does not fit with the surrounding communities, Leonard is also concerned with the increase in traffic this development will bring.
k. **Planning Commission member** Richard Semmel also agreed with Bruce and Leonard and he added he would like to hear from the Township Zoning Officer as to what would be done if there was a breach in the 55+ restriction.
l. **Township Zoning Officer Jeff Mouer** stated he would do more research on 55+restrictions.
m. **Planning Commission Chairman Brian Horwith** questioned if the units are individually owned, what would happen if they are resold? Who makes sure the new owner is 55+? Brian is also concerned with the possibility of the Township having to redo the Clearview/Overlook intersection, and looks for this development to cover the cost.
n. **Planning Commission member John Barto** questioned violations, when does the Township step in? **Attorney Lisa Young** stated if it's a Zoning Violations the Township would handle it, but if it's deed restrictions then that is a private matter with the burden on the property owners.

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 December 11, 2020.
2. Developer shall address the Special Projects Engineers comments as set forth in his review letter dated December 10, 2020.

Comments from the Residents

- **Thomas Van Vreede, 5027 Church Dr, Coplay**, resident of Laurelwood, an adjoining development to the proposed AARC. Mr. Van Vreede reviewed a letter submitted to the Planning Commission stating several errors found on the applicant's applications. The letter will be attached to the minutes. Mr. Van Vreede also requested, on behalf of another resident who could not attend the meeting, that the Clearview/Overlook intersection include 4-way stop signs.
- **Heather Skorinko, 1848 Clearview Rd, Coplay**, questioned the treatment plant to the east and also the number of units? Mrs. Skorinko is not a fan of the AARC Ordinance and does not believe this development is the right fit for their community.
- **Lynn Allen, 5016 Donna Dr, Coplay**, she has Home Owner Association concerns, who is responsible for the home owners association? She is concerned with the bedrock and blasting. She is also concerned with the dust and dirt while they are building the development. **Base Engineering Drew Nyman** stated no blasting is intended at this time.

John Barto made motion to send a favorable recommendation for the AARC Conditional Use to the Board of Supervisors with all comments from both review letters, adding that the applicant and the Township engineer should work together on the traffic concerns, Brian Horwith seconded the motion. Vote was taken, Brian–Y, Bruce-N, Leonard-N, John-Y, Richard-abstained, Robert-N, motioned failed, resulting in no recommendation will be sent to the Board of Supervisors

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John Barto motioned to adjourn, Richard Semmel seconded, all others agreed

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