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

PLANNING COMMISSION MINUTES OF JUNE 23, 2020

Virtual Meeting brought to order at 7:30 p.m., on Tuesday, June 23, 2020 by Chairman Brian Horwith

Attendance:

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

Minutes of the May 28, 2020 meeting were approved as presented. Motion made by Richard Semmel, seconded by Robert Korp, all others agreed.

1. **Kornfeind Realty Apartments-** Land Development- Preliminary, NWT-19-019, PIN 5479 9787 7431, 2228 Old Post Rd, C Zone, 1.9 Acres, 4500 sqft bldg., Deadline 10/18/20. There was no representation to present the plan.

2. **King's Route 309 Business Park-** Conditional Use- NWT-20-018, PIN 5469 1583 1994, 5469 1542 9796, 5469 1543 6417, 5469 1551 8424, 5469 1552 1095, 5469 1560 7910 & 5469 1489 4845, 4837 Route 873, 4815 Route 873, 4819 Route 873, 4807 Route 309, 4811 Route 309, 4803 Route 309, 4777 Route 309., PC Zone, 11.7669 Acres, Deadline 8/17/20. Developer Dave King and Barry Isett & Associates Engineer Chris Williams presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated June 18, 2020.
b. Zoning Officer's review is contained in his letter dated June 18, 2020.
c. Sewage Enforcement Officer's review is contained in his letter dated June 16, 2020.
d. The proposed plan is just under 12 acres and is on the east side on Route 309.
e. The plan is proposed to have a convenience store/gas station, medical office, self-storage, retail space and bank.
f. Public sewer and public water is proposed and will serve letters will be provided.
g. The interior roads are proposed to connect to Schneck Road.
h. There was discussion regarding decommissioning the traffic light at Schneck Road in the future and redirecting the traffic through the new development to connect at the Route 309/873 traffic light.
i. There are some alley issues that need to be resolved.
j. Many outside agency approvals will be needed at the next phase of Land Development.
k. **Planning Commission member Chris Moughan** questioned where the plan was with the ACT 537? The developer stated they have not yet started that process, they wanted to get through zoning first.
l. **Planning Commission member Richard Semmel** questioned if the entrance at Route 309/873 was a dead end? He is also concerned about a gas station being within 1/10 of a mile to another gas station (referring to Weis Markets) and he questioned the adjoining property, are any other plans coming before the board soon? The developer stated they are proposing 2 all way stop intersections, the roads will be dedicated to the Township, and they intend to design the roadway layout to meet the Township Ordinance. To everyone's knowledge, at this time there are no new plans before the board for the adjoining property.
m. **Planning Commission member Leonard Nuss** questioned why the lots have not been combined into one large parcel before coming for a Conditional Use? The developer stated he is currently the owner of record, and that any lot line changes will be addressed after the Conditional Use is approved. It is possible the parcels for the uses will have separate deeded ownership.
n. **Township Solicitor Lisa Young** stated the Conditional Use is the first step of many multiple steps.
o. **Planning Commission Chairman Brian Horwith** questioned (1) previous discussion of the Schaller property being subject to deed restrictions. The Applicant indicates to their knowledge the deed restrictions/limitation matters have been resolved; (2) the water usage listed on the letter from LCA dated September 4, 2019, it appears to omit parts of the planned uses. The developer stated a new letter will be obtained from LCA and submitted to the township. Also, Mr. Horwith noted to the Applicant that the previous development of a gas station at Weis Market had considerable discussions regarding the available driving, turning space, and timing of fuel deliveries, and the impacts both on other traffic and general safety, and that similar dialogue should be expected with the Applicant's plans.

Comments from the Residents

Scott Mellen, 4209 Mohican Dr, Schnecksville, questioned Schneck Road, he uses the road along with many other residents in his neighborhood to get out to Route 873/309, and he is concerned with Schneck Road being diverted through the proposed development. He also has concerns with the right out and right in onto to Schneck Rd.

Bruce Stettler motioned to send a favorable recommendation to the Board of Supervisors for the Conditional Use, Chris Moughan second the motion, roll call was taken, Robert Korp abstained, all others agreed, motion carried.

3. Anoopam Mission Fire Hydrant Relocation- Land Development Revision, NWT-20-020, PIN 5570 7308 6720, 2120 Clearview Rd, AR Zone, 20,360 Acres, Deadline 9/18/20. Jay Shah presented the revised plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated June 18, 2020.
b. Zoning Officer's review is contained in his letter dated June 18, 2020.
c. Sewage Enforcement Officer's review is contained in his letter dated June 16, 2020.
d. The fire hydrant has been on Anoopam Mission property for many years and the Anoopam Mission is charged monthly.
e. The fee the Anoopam Mission is charged is high because the fire hydrant is on private property
f. Once the fire hydrant is moved off the Anoopam Mission property and onto Clearview Road, the monthly fee will be charged to the Township and will be a lower fee. Anoopam Mission will reimburse the Township for these fees.
g. The former Laurys Station Fire Department Chief provided a letter supporting the move. The current Fire Chief supports the move, however strongly suggests the Anoopam Mission pay the cost of the relocation, to which the Anoopam Mission indicates agreement to cover the relocation costs.
h. The Anoopam Mission insurance company also sent a letter in support of the relocation of the fire hydrant.
i. The NMBA line is in front of the property along Clearview Road, however across the street on the north side.

Leonard Nuss motioned to send a favorable recommendation to the Board of Supervisors for the relocation of the fire hydrant, Robert Korp second the motion, roll call was taken, all agreed.

4. Ridings at Parkland Phase 2- Intersection Option Plans, Hanover Engineering, Engineer Phil Malitsch presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated June 18, 2020.
b. Four (4) intersection options were presented for Timber Loop and Spruce Street, the northeast access to Ridings at Parkland Phase 2.
c. The developer is looking for advice on these options.
d. The general consensus was the Planning Commission did not really like any of the options but they felt option #3, which extends Timber Loop to meet Spruce Street approximately 134 feet to the north of Foxcroft Drive, was the best alternative considering traffic flow, sight distance, and impact to neighboring homes.
e. Several members discussed a grass strip, or similar setback of approximately 12 inches between the curb and the sidewalks. A majority of the members are in favor of the grass strip/setback for Phase 2, as those plans are expected to be presented to the Planning Commission at a future date.
f. Although Phase 1 was not a matter presented for the Planning Commission's consideration, the discussion of the grass strips/setback was considered to be similarly applicable to Phase 1. There was no other discussion regarding sidewalks.

5. Nuss Subdivision Sewage Planning Module

a. Sewage Enforcement Officer's review is contained in his letter dated June 16, 2020.
b. Township Solicitor Lisa Young explained the process for the Sewage Planning Module and the signatures needed.

Richard Semmel motioned to have the Planning Administrator complete and sign the Planning Module Component 4A, Robert Korp second the motion, Leonard Nuss abstained, all others agreed.

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

Richard Semmel motioned to adjourn, Brian Horwith seconded, all others agreed

Meeting Adjourned: 9:25pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township