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

PLANNING COMMISSION MINUTES OF OCTOBER 27, 2020

Virtual Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, October 27, 2020 by Chairman Brian Horwith

Attendance:

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

Minutes of the September 22, 2020 meeting were approved as presented. Motion made by Chris Moughan, seconded by Jeff Johnson, all others agreed.

1. Jaindl - Anaerobic Digestor Presentation

- Presentation presented by David Jaindl & Luke Jaindl; Jaindl Family Farms LLC, John Hanselman, Topher Gudmand, & Justin Selmanoff; Vanguard Renewables, and Mike Brubaker; Principal Strategies.
- Vanguard Renewables is the largest organic recycler in the Northeast.
- The program would recycle food and agricultural waste to create renewal natural gas, low carbon fertilizer.
- Mr. Jaindl has been working with Vanguard to build a digestor at the Jaindl Farms Coffeetown Road location (tract along Shankweiler Road).
- Truck traffic should be reduced once the digestor is built since the waste will be recycled on site and no longer needs to be transported elsewhere.
- **Planning Commission member Chris Moughan** stated he has no issue with the digestor, he has seen these before at LCA.
- **Planning Commission member Jeff Johnson** questioned if the fertilizer created will be organic? Mr. Hanselman stated it will be Bio-organic, they are working towards organic.
- **Planning Commission member Leonard Nuss** suggested a plot plan showing where the digestor will be located on the farm would be helpful. Mr. Jaindl stated the plot plan will be submitted during the permit process.
- **Planning Commission Chairman Brian Horwith** questioned the size of the parcel the digestor is being built on? Also where is the output being transported to and are the gases dangerous? Mr. Hanselman stated the parcel the digestor is proposed to be built on is 6-7 acres, which they deem to be a suitable size. The gases are a wet bio gas and not flammable, suggesting this to be a relatively low risk. Vanguard will have a full-time staff at the farm to monitor and administer the digestor operations.
- **Planning Commission Vice Chairman Bruce Stettler** questioned if there was a standard build? Mr. Hanselman stated they used the same technology and configuration in the last few builds, however he noted few changes may be needed, depending on the type of agricultural waste.
- **Township Engineer Steve Gitch** questioned if this project was regulated or permitted at the state level. Mr. Hanselman stated the digestor is permitted at the state level.
- **Township Solicitor Lisa Young** stated the digestor is subject to obtaining building permits and is not a Land Development as the Planning Commission normally reviews.

This presentation was meant to inform the Planning Commission of anaerobic digestors, and introduce the firm the Jaindls are working with. There was no recommendation or motion needed, nor sought

2. **Ridings at Parkland Phase 2** – Project # 19-025, Review Spruce Street widening sketch plan & Walking Trail sketch plan, waiver requests to include the following sections SALDO 10.06.E.1, 10.06.E.3, 10.06.J.2d, Appendix C & Appendix F.05.I, 90-Day Deadline 11/30/2020. Plan was presented by Hanover Engineering; Joe Rentko.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated October 2, 2020.
b. Zoning Officer's review is contained in his letter dated October 5, 2020.
c. Sewage Enforcement Officer's review is contained in his letter dated October 22, 2020.
d. There was a lengthy discussion on the alignment of Timber Lane and the concept plan.
e. The Applicant was seeking added input from the Planning Commission and township as they have reconfigured the layout of Phase 2

f. **Planning Commission Chairman Brian Horwith** questioned curbing and sidewalks on both sides of the internal streets. The Applicant's representative indicated they request only one side, and also questioned if they do sidewalks without curbing? Brian was also fine with the idea of sidewalks on only one side of the street (the inner loop). He also questioned the intersection of Spruce Street and the new road, revisiting if the street could connect at a full intersection with Foxcroft. Discussion continued about the road width, curvature and suitability. This also brought up questioning who decides if a 4-way stop is needed. **Township Solicitor Lisa Young** stated the Township would make that decision. The Applicant's representative concluded they will work with the township staff and township engineer to relook at the road configuration. Lastly, Brian asked for a clarification on the three LCA review letters; **Project Engineer Joe Rentko** stated the letter dated September 8, 2020 was the most updated review letter from LCA and indicates the open and questioned items had been resolved.
g. **Township Engineer Steve Gitch** suggested sidewalks on either both sides or one side.
h. **Planning Commission Vice Chairman Bruce Stettler** suggested rolled curb, also helps with stormwater control.
i. **Planning Commission member Leonard Nuss** was concerned with the swales and storm drains without sidewalks.
j. **Planning Commission member Jeff Johnson** questioned if there is something going with Allied Utilities the Township should be made aware of? Jeff also questioned the walking trails, since the lots will be larger in Phase 2, are the walking trails necessary between the lots, wouldn't the trails be an evasion of privacy for the property owners? **Township Engineer Steve Gitch** stated Allied Utilities needs to be rerated and this has not happened yet. Project Engineer Joe Rentko stated that the Applicant has determined to pursue the project with on lot septic
k. **Planning Commission member Richard Semmel** questioned the phase being built now and asked if it was phase 1? Project Engineer Joe Rentko stated this was phase 1 being built right now.
l. **Planning Commission member Robert Korp** agrees with the sidewalk or path connections but has concerns with the Foxcroft Dr intersection.
m. **Planning Commission member Chris Moughan** agrees with the sidewalk and stormwater drainage concerns.

Comments from Residents:

Scott Mellen, 4209 Mohican Dr, Schnecksville, was concerned with the pumping station Allied Utilities built for Ridings At Parkland Phase 1, will it be used for Phase 2 and if not who is paying for it? He expressed concern for other residents currently using Allied's facilities and if the cost burden would extend to them

The Ridings at Parkland plan was only a sketch plan for the road widening and the walking trial. The applicant was only looking for comments. No recommendation or motion was made this evening.

3. **George Husack Special Exception**- Project # NWT-20-027, 4234 Locust Drive, 45,794 sqft, PIN 5468 6992 6932, SR Zone, Expansion of a non-conforming nonresidential use. The plan was presented by Attorney William Malkames, and property owners George Husack and George Husack III.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated September 17, 2020.
b. Zoning Officer's review is contained in his letter dated September 21, 2020.
c. Sewage Enforcement Officer's review is contained in his letter dated September 18, 2020.
d. The property applying for a special exception has been owned by the Husack family since the 1960's, and has been the location of their trucking business, founded by George Sr. and now owned and operated by George Jr.
e. At one time this property was zoned LI and it is now zoned SR.
f. This is a preexisting business, replacing office trailer with a pole building for storage for his business.
g. There are no more than 5 employees and 2 trucks involved in his business.
h. There is no office staff, or customers coming onto the site. In the past, office work was done in the trailer, but currently and in the future all office work will be done off-site.
i. This site is the base for a trucking business, nothing is stored on-site.
j. **Planning Commission Vice Chairman Bruce Stettler** questioned if the proposed building will be attached to the existing building. Mr. Husack stated they are still discussing that, but it will most likely be a detached building.
k. **Planning Commission member Leonard Nuss** questioned when the existing garage was built? Mr. Husack stated 1963.
l. **Township Solicitor Lisa Young** stated this is a Special Exception request for a non-conforming non-residential use.

Richard Semmel motioned to send a favorable recommendation to the Zoning Hearing Board for a non-conforming non-residential use, Bruce Stettler seconded, Jeff Johnson abstained, vote taken, all others agreed, motioned carried,

4. **5759 Kernsville Road Special Exception-** Project # NWT-20-029, 5759 Kernsville Road, 49,528 sqft, PIN 5467 0829 7896, AR Zone, Special Exception to change one non-conforming use to another non-conforming use, also to maintain a 2'x3' sign. The plan was presented by property owner Francis Volpe and Attorney Tom Harper.

   a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated October 22, 2020.
   b. Zoning Officer's review is contained in his letter dated October 5, 2020.
   c. Sewage Enforcement Officer's review is contained in his letter dated October 22, 2020.
   d. The proposed project was previously a sound studio and is requesting to be a financial planning office, to be run by Mr. Volpe's wife. It will be using a small portion of the building, only about 1800 sqft. There will be no abnormal sounds and no outside work.
   e. They are also requesting to retain the existing sign along Kernsville Road, changing its appearance to reflect the financial planning business.
   f. The parking has been changed on an updated plan to show 8 parking spaces. There is room to grow with parking.
   g. There will be 3 employees including a licensed broker (Mr. Volpe's wife).
   h. The hours of business will be Monday through Friday, 8am to 6pm by appointment only. Business will be more online than face to face. There will not be a lot of traffic flow.
   i. The new property owner would like to bring the property back to life, clean it up and landscape.
   j. Planning Commission member Jeff Johnson suggested a title search should be done on the driveway and ROW. There was a lot going on in and out of that property.
   k. Township Solicitor Lisa Young stated this special exception is for a less intense business than the sound studio, less intense for the neighborhood.

Robert Korp motioned to send a favorable recommendation to the Zoning Hearing Board for change from one non-conforming use to another non-conforming use, also to maintain a 2'x3' sign, Bruce Stettler seconded the motion, vote was taken, all agreed.

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

Jeff Johnson motioned to adjourn, Leonard Nuss seconded, all others agreed

Meeting Adjourned: 10:25pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township