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

PLANNING COMMISSION MINUTES OF JANUARY 28, 2020

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, January 28, 2020 by Chairman Brian Horwith

Attendance:

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

Also in attendance were Township Manger Chris Garges and Township Zoning Officer Jeff Mouer

Reorganization Meeting of 2020- Township Solicitor Lisa Young conducted the Election of Officers for 2020
Robert Korp made the motion to nominate **Brian Horwith as Chairman for 2020**, Jeff Johnson seconded, all others agreed. Leonard Nuss made the motion to nominate **Bruce Stettler as Vice Chairman for 2020**, Richard Semmel seconded, all others agreed. Richard Semmel made the motion to nominate **Leonard Nuss as Secretary for 2020**, Jeff Johnson seconded, all others agreed.

Minutes of the December 19, 2019 meeting were approved as presented. Motion made by Jeff Johnson, seconded by Leonard Nuss, Christopher Moughan abstained, all others agreed.

1. **George Family Partnership Subdivision**, Preliminary/Final, NWT-19-031, 5479 2563 6962, 4365 Coffeetown Rd, VR Zone, 53.7864 Acres, Waivers from SALDO sections 3.02.A, 5.03.B.2, 5.03.C.4, 10.06.E.1, & 10.05.C.1, 90-Day Deadline starts 12/19/19 90-Deadline 3/18/20. The plan was presented by Engineer Scott Mease.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 23, 2020.
b. Zoning Officer's review is contained in his letter dated January 23, 2020.
c. Sewage Enforcement Officer's review is contained in his letter dated January 21, 2020.
d. The plan is proposing to subdivide the farmhouse off the main parcel with a little over 50,000 sqft. The home will be owned by an individual family member and the main parcel will continued to be farmed.
e. A back-up septic system will be needed for the house parcel.
f. There was some discussion regarding stone farm lane and the setback to the proposed property line. The developer will comply with the ordinance regarding a driveway setbacks.
g. The developer has requested five waivers, only four of these waivers apply to this proposed subdivision. The 5th waiver has been withdrawn.

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 23, 2020.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated January 23, 2020.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated January 20, 2020.
4. The developer shall provide a drainage and utility easement around the perimeter of the house parcel but not the main parcel.
5. Dedication of easement shall be provided for the ROW along Coffeetown Rd.

Robert Korp motioned to send a favorable recommendation to the Board of Supervisors with the following waiver requests from SALDO, Sections. 3.02.A, 5.03.B.2, 5.03.C.4 & 10.06.E.1, Christopher Moughan seconded the motion, all others agreed.

2. Rezoning request for 3246 Route 309

- Donald Peters is the property owner at 3246 Rt 309, currently zoned SR. He is having trouble selling the property he feels due to the zoning district.
- Most perspective buyers are looking for a parcel for business along Rt 309. Mr. Peters is requesting the Township rezone his parcel to LI/B or C2 to better his chance for a buyer.
- The Planning Commission members explained to him that his parcel could not be rezoned due to “spot zoning” when only rezoning one parcel.
- The Planning Commission did suggest Mr. Peters apply to the Zoning Hearing Board once he has a perspective buyer and request a variance for the proposed business.
- Planning Commission member Robert Korp suggested showing the Township the future impact a business would have on Rt 309 would help his request.

- **Any other items that may be discussed at the discretion of the Planning Commission**
  - The Planning Commission members have requested the Township staff supply the commission members with the revised zoning map.
  - There were several discussions on the February meeting date and the possibility of two meetings due the volume of submittals. We need to check with the Planning Commission member and who will be attending to make sure there will be a quorum at both meetings, possible additional dates 2/18 & 2/20.
  - Planning Commission Chairman Brian Horwith stated the Township Comprehensive Plan has not been reviewed since 2009. He would like each Planning Commission member to have a copy of the LVPC Comprehensive Plan to review before they start to review the Township's Comprehensive Plan.

Richard Semmel motioned to adjourn, Jeff Johnson seconded, all others agreed

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