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

PLANNING COMMISSION MINUTES OF JULY 28, 2020

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, July 28, 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
Planning Secretary Jane Kelly
Richard Semmel
Robert Korp
John Barto
Jeff Johnson
Township Manager Chris Garges
Township Zoning Officer Jeff Mouer

Minutes of the June 23, 2020 meeting were approved as presented. Motion made by Jeff Johnson, seconded by Leonard Nuss, all others agreed.

1. **Skeans- 4125 Independence Dr-** Sketch, NWT-20-023, 5469 56 3642, 4125 Independence Dr, LI-B Zone, Proposed Access Drive. Tom Skeans, managing director, presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 23, 2020.
b. Zoning Officer's review is contained in his letter dated July 21, 2020.
c. Sewage Enforcement Officer's review is contained in his letter dated July 16, 2020.
d. The proposed sketch plan is to add a second (new) driveway to access the new roadway being built by TCNE North Whitehall LLC for the warehouse development to the east of the Skearns property.
e. Agreements will be needed between TCNE North Whitehall LLC and Skeans, 4125 Independence for the maintenance to this access drive. Mr. Skeans stated he has an agreement and that he can get an updated agreement if needed. **Township Solicitor Lisa Young** stated an agreement would be needed with the Township stating the Township is not responsible for any maintenance to North Valley Drive or the new access drive.
f. A new revised recordable plan will be needed. This plan also needs to be the correct scale.
g. The sight triangle needs to be shown that it is clear and it needs to be shown on the plan.
h. The applicant would need to apply for a driveway permit before any construction on the access drive could start.
i. This new access drive would be for passenger vehicles only, not for commercial tractor trailers.
j. There were several discussions regarding truck traffic for the Skeans property turning from North Valley Drive, driving onto private property (TCNE North Whitehall LLC) to turn around and then access the Skeans property, and if trucks will be restricted to accessing the Skeans property only from Independence Drive.
k. **Planning Commission member Jeff Johnson** was concerned with the emergency access to the parcel. Since the plan was not draw in the correct scale, he could not check if an emergency vehicle could safely navigate the turns onto the property.
l. **Planning Commission member Richard Semmel** questioned if the Skeans property went right up to the North Valley property and if they could do something to stop trucks from going onto private property to turn around? Richard also agreed the plans need to be to scale.
m. **Planning Commission Chairman Brian Horwith** suggested Mr. Skeans should have his engineer contact the Township engineer to go over the suggested revisions to his plan. Brian also stated the drawing was unclear as to orientations and neighboring sites, and that a location map would be helpful on his plan.

2. **Lehigh Carbon Community College WWTP Upgrade,** Conditional Use & Site Plan, NWT-20-022, 5469 1296 3619, 4525 Education Park Dr, AR-I Zone, Waiver from Land Development request, Conditional Use Deadline, 60-Day Deadline 8/28/20, Site Plan Deadline, 90-Day Deadline 10/25/20. Jason Newhard, SSM presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 23, 2020.
b. Zoning Officer's review is contained in his letter dated July 21, 2020.
c. Sewage Enforcement Officer's review is contained in his letter dated July 16, 2020.
d. The proposed plan will have no change in flows and will be serving LCCC and LCTI this plan is just an upgrade.
e. 25,000gpd is proposed; there is room for expansion.
f. There is no increase in traffic proposed and currently a sludge truck visits the site once a week during the school year and once a month during the off season.
g. No increase odor or noise is anticipated with the expansion, noting the remote location away from any homes or LCCC and LCTI buildings.
h. Planning Commission member John Barto questioned if the upgrade was because everything is old and outdated? He also questioned the original date of the current plant? Mr. Newhard stated the original plant was built around 1968 and yes, the upgrades are due to the old plant being outdated.
i. Planning Commission Chairman Brian Horwith questioned the current structures, are they staying, and will any improvements be made to the structures? Mr. Newhard stated they will see what needs to be repaired as the work is being done. The first building will have an equalization tank and a grinder will be added.

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 July 23, 2020.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated July 21, 2020.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated July 16, 2020.

John Barto motioned to send a favorable recommendation for Conditional Use, including the waiver requests from Land Development submission to the Board of Supervisors, Jeff Johnson second the motion, all others agreed.

3. Schnecksville Elementary School – Land Development, NWT-20-021, 5469 3384 6790, 4260 Sand Spring Rd, VR & LI/B Zone, Waiver from SALDO sections 10.06.A.7, 10.06.E, 10.07, 10.08, 10.09, Appendix F Section F.04E & Appendix F Section F.04F, Deadline starts 7/28/20, Deadline 10/25/20.Plan was presented by Scott P. McMackin; Cowan Associates and Jamie Bortz; KCBA Architects.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated July 23, 2020.
b. Zoning Officer's review is contained in his letter dated July 21, 2020.
c. Sewage Enforcement Officer's review is contained in his letter dated July 16, 2020.
d. The proposed plan is for an addition to the existing school to replace the oldest section built in 1929. This section has small classrooms, ADA and asbestos issues.
e. The proposed plan also has a bus drop-off (accessed from Sand Spring Road) separate from the parent drop-off, which will be accessed by adding a driveway from Springhill Drive.
f. The intent, if possible, is to keep part of the existing (old) main entrance wall to memorialize it as part of the new courtyard.
g. The proposed addition will have an upgraded mechanical system and be more energy efficient.
h. The Planning Commission members had various discussion on sidewalks along the school district property. The majority of the members thought a deferral on sidewalks was the best solution.
i. **Planning Commission Chairman Brian Horwith** questioned the 3:1 slopes and if they will be fenced. Mr. McMackin stated yes they will be fenced. Brian also asked about the student capacity; Mr. McMackin replied the new facilities are intended to be sized for the current population, with [10%] growth, also noting that the new facilities will increase and improve the classroom space.
j. **Planning Commission Vice Chairman Bruce Stettler** questioned the width of access drive onto Springhill Drive, he suggested this should be 30'. The other members agreed.

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 July 23, 2020.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated July 22, 2020.
3. Developer shall address the Sewage Enforcement Officer's comments as set forth in his review letter dated July 16, 2020.

Jeff Johnson motioned to send a favorable recommendation to the Board of Supervisors, for Preliminary/Final including the waiver requests from SALDO Appendix F.04.E, F.04.F and E.05, a Deferral to SALDO 10.07 & 10.08, adding a 30' access drive off of Spring Hill Drive Richard Semmel second the motion, all others agreed.

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

Planning Commission Chairman Brian Horwith expressed concern with the trees that were taken down along Neffs Laurys Road between Oakland Road and Sparrow Lane. There is no guardrail and the trees were protection from going off the road. As a PennDOT road, Brian will forward a note to the Board of Supervisors to pass on the concern to PennDOT

Planning Commission member Richard Semmel questioned the single lot along Clearview Road. When this parcel was previously going through subdivision there were icing issues. This was resolved. Richard also questioned is the slope was going to be graded for sight distance, Township Engineer Steve Gitch stated the bank will be graded.

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

Meeting Adjourned: 9:00pm
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township