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

PLANNING COMMISSION MINUTES OF NOVEMBER 10, 2021

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:00 p.m., on Tuesday, November 10, 2021 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith
Secretary Leonard Nuss
Supervisor Dennis Klusaritz
Township Zoning Officer Jeff Mouer
Judy Goldstein; Gilmore & Associates
Richard Semmel
Robert Korp
Jeff Johnson
Planning Secretary Jane Kelly

1. North Whitehall Township Comprehensive Plan Update Discussion

- **Planning Commission Chairman Brian Horwith** described tonight's meeting to be a recap of the comments from the October 12 visioning meeting held at the Schnecksville Fire Company. He also gave a brief update on the Township website which has added links to the Comprehensive Plan and current updating process.
- **Judy Goldstein** reviewed the gathered information from the visioning meeting.
- The information received at the visioning meeting did not contradict the surveys completed by over 1,000 residents in August 2021.
- The residents generally feel that North Whitehall Township is a safe place to raise a family.
- In correlation with this appreciation for the current quality of life many residents expressed a concern with uncontrolled development, specifically warehouse development and the impact of this on the community, i.e., loss of farmland, increased (truck) traffic and lack of capacity in infrastructure to handle this growth.
- There was a general feeling of mistrust in the local government in regard to "uncontrolled commercial and industrial expansion" occurring in the Township, negatively affecting the things that residents love about living in the Township.
- Residents want to preserve open space and farmland, and limit high density residential and industrial development.
- Other responses regarding the future of North Whitehall Township include zoning updates to support proactive, innovative preservation efforts and limit/control large industrial development.
- The residents want zoning codes that reflect the vision of the community and encourage development at a smaller scale that supports and maintains the current character of the Township.
- The visioning information will be included in the Comprehensive Plan and on the Township website.
- The data gathering phase is complete.
- The next phase will be goals and objectives, along with a draft land use plan. This will be the agenda for January 12.
- The categories for the goals and objectives would be:
    - Land Use
    - Housing
    - Economic Development
    - Transportation and Infrastructure
    - Community Facilities
    - Natural Resources
- **Planning Commission member Robert Korp** explained the differences among the Comprehensive Plan, the Zoning Ordinance and SALDO: Comprehensive Plan has the WHY, Zoning has the WHAT & WHERE and SALDO has the HOW.
- **Planning Commission Chairman Brian Horwith** expressed concern that when a project impacts traffic levels and patterns the Township is limited to imposing requirements only to the roads touched by the property. How can the ability to seek improvements be broadened? Judy suggested a 209 Study, this would involve PennDot in the improvements.
- **Gary Gary, 2816 Vista Dr, Coplay 18037**, complimented the Planning Commission for doing a great job, planning is so important.
- **Township Supervisor Dennis Klusaritz**, stated he like Judy's presentation, **Planning Commission Chairman Brian Horwith** agreed.
- **Next Comprehensive Plan meeting will be Wednesday, 1/12/22 at 7pm, at the Township Building.**

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

Meeting Adjourned: 8:15pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township