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

PLANNING COMMISSION MINUTES OF NOVEMBER 23, 2021

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday November 23, 2021 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith
Secretary Leonard Nuss
Attorney Lisa Young
Township Engineer Steve Gitch
Supervisor Dennis Klusaritz
Township Manager Chris Garges
Richard Semmel
Robert Korp
Jeff Johnson
Township Zoning Officer Jeff Mouer
Planning Secretary Jane Kelly

Minutes of the October 26, 2021, November 2, 2021 and November 10, 2021 meetings were approved. Motion made by Jeff Johnson, seconded by Robert Korp, all others agreed.

1. **Goldco Partners – NWT-21-029, Preliminary/Final, Parcel 5479 9723 9527, 2356 Levans Road, C Zone, 10.6232 Acres, 2 Lots proposed, Waiver to be considered a preliminary/final SALDO Section 3.02, waiver from SALDO Sections 503.E.5 and 10.22 and Deferral from SALDO Sections 503.E.7, 503.G.8 through 14, 19 and 20 and 10.06.A.7, Deferral of the recreation and traffic fee until such time as a development plan is submitted for each lot, 90-Day Deadline starts 11/23/21, 90-Deadline 2/20/22. The plan was presented by Lew Rauch; Lehigh Engineering.**

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated November 18, 2021.
b. Zoning Officer's review is contained in his letter dated November 3, 2021.
c. This is a proposed commercial subdivision at the corner of Old Post Road and Levans Road.
d. The current 10.6232 acre tract is proposed to be subdivided into 2 lots, lot 1 3.86 acres and lot 2 6.76 acres.
e. There is no development proposed at this time to the subdivided lots.
f. 2 easements are proposed for drainage and access.
g. When future development of these lots occurs, land development must be submitted to the Township.
h. There was a lengthy discussion regarding the utility easement. **Township Solicitor Lisa Young** explained there are a few alternatives to the easement, there is a blanket easement to the Township or an easement on the plan now and extinguish it when needed.
i. **Planning Commission member Jeff Johnson** questioned the utility easement, is this just for the Township or can the Township reassign this easement? **Township Solicitor Lisa Young** stated the Township can reassign the easement.
j. **Planning Commission member Robert Korp** stated whatever waivers are approved should be on the plan, he would also like to see sidewalks once a land development is submitted.
k. **Planning Commission member Richard Semmel** was in agreement with easements being in place.
l. **Township Supervisor Dennis Klusaritz** questioned if there is no development at this time, can the Township get the easement with the Land Development? **Township Solicitor Lisa Young** stated yes, the Township can get the easement with the Land Development but it's not always the same developer. **Planning Commission Chairman Brian Horwith** stated if you give up the easement now, you are later negotiating to get it back; better to have and retain, and show it on the plans.
m. **Township Manager Chris Garges** questioned if the Land Development is submitted before Timberidge Luxury Apartments is recorded will Lot 2 have access? **Township Solicitor Lisa Young** stated a note should be put on the plans giving access to Lot 1.

Planning Commission has recommended the following conditions upon approval of this plan:

1. Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated November 18, 2021.
2. Consideration of the applicant's requested waiver of Sections 503.E.5 and 10.22 with regard to general grading and utility easements shall be deferred to subsequent land development submissions for individual lots, therefore the required easements shall be noted on this plan.
3. SALDO Sections 503.E.7, 503.G.8-14, 19 & 20 as well as Section 10.06.A.7 with regard to road improvements shall be deferred to subsequent land development submissions for the individual lots.
4. A note, satisfactory to the Township Solicitor, shall be added to the plan to address access and utility matters associated with the possibility that the adjoining approved land development plan is not recorded and/or financially secured prior to commencement of development of Lots 1 and/or 2 of the proposed plan.

Robert Korp motioned to send a favorable recommendation for a Preliminary/Final plan approval to the Board of Supervisors with all the conditions and recommendations listed above, Jeff Johnson second the motion, all others agreed.

2. Maple Street at Greenleaf Estates – NWT- 21-028, Preliminary/Final, 5469 6577 1553, 3500 Greenleaf Street, AR Zone, 57.8 Acres, 16 Lots proposed, 90-Day Deadline starts 11/23/21, 90-Deadline 2/20/22. The plan was presented Rick Krasley; Tuskes Homes and Charlie Unangst; Hanover Engineering.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated November 18, 2021.
b. Zoning Officer's review is contained in his letter dated November 3, 2021.
c. Gilmore & Associates Special Projects Engineers review is contained in their letter dated November 12, 2021.
d. The developer submitted a second waiver request letter at the Planning Commission meeting regarding improvements along Maple St.
e. The proposed plan is for a 15 lot residential subdivision.
f. Planning Commission Chairman Brian Horwith questioned if they were looking at the whole plan or just 15 lots? Mr. Unangst stated this plan is just 15 lots, the next plan will be the remaining lots.
g. This 15 lot subdivision is a standalone project and does not need the remaining area from the original sketch plan to be constructed, the remaining areas will probably be submitted for land development in early 2022.
h. Septic testing and soil testing for stormwater is currently being completed.
i. Stormwater, grading and on lot septic testing needs to be shown on the plans for each lot.
j. Each lot needs to be shown as a buildable lot, show a configuration that works.
k. A copy of the HOP plan should also be submitted to the Township.
l. The wells for lots 2 & 3 are outside the easements, these need to be corrected.
m. The required and available sight distances for the proposed driveways along both Maple St and Greenleaf St shall be shown on the plan.
n. Many notes and grammatical errors shall be corrected on the plan.
o. **Planning Commission member Leonard Nuss** stated for the houses along Maple Street, all the improvements should be done now, not in the future. Leonard would also like to see curbs rather than swales.
p. **Township Supervisor Dennis Klusaritz** agreed with Leonard and also stated notes 8 & 10 listed the Township as Lehigh Township, needs to be corrected to North Whitehall Township. Dennis would also like to see a walking path behind the lots and improvements along Greenleaf Street, Charlie stated those improvements to Greenleaf Street would be done during the second phase. **Planning Commission Chairman Brian Horwith** stated it is too hilly for a walking path to be behind the lots. Dennis also questioned what style of homes would be built in this subdivision? Rich stated the homes would around 2400-2800sq ft, 3-4 bedrooms and something like the homes currently being built in the Ridings at Parkland.
q. Developer stated there is a lot fronting along Greenleaf Street for the next phase that has a farmhouse and accessory buildings, the accessory buildings will come down but the home will stay and be resold.
r. **Planning Commission member Richard Semmel** was concerned with not seeing the entire development at one time. Richard also questioned if anything has changed since the original sketch was submitted to the Township. Rick responded only sections to meet the Township ordinances.
s. **Planning Commission member Robert Korp** questioned the existing cartway for the deferral widening. He also is in favor of a walking path to the park.
t. **Planning Commission member Jeff Johnson** would like to see improvements along Maple Street and he also suggested a light pole at the end of each driveway with an address sign. Leonard agreed with the Light Post and address sign.
u. **Planning Commission Chairman Brian Horwith** questioned how many lots in total once the entire subdivision is complete? Brian would like to also see Maple Street improved. Rick responded 56 lots. Brian would be interested in the HOA fees and obligations next time the plan is submitted. He further commented that this development needs to be reviewed in its entirety, and what the complete build out of the approximately 100 acres is envisioned to be. It is only fair to be able to see and understand all the impacts – roadways, improvements, traffic flows, lot configurations, etc. across the entire tract (2 parcels) to allow the township to make informed recommendations and decisions.

COMMENTS FROM THE RESIDENTS:

- **James Osmun, 3623 Green Hill Circle, Schnecksville, 18078**, questioned the snow removal for these new lots and long driveways. Mr. Osmun also requested the developer and their engineers point out on their maps while explaining their plan so the current residents in the audience can understand what is being proposed.
- **Kathleen Foster, 5109 Elmhurst Drive, Schnecksville, 18078**, questioned if this subdivision continues and Maple Street is widened, what happens to the houses on Maple Street now? Township Engineer Steve Gitch stated the developer can widen on their property. Planning commission Chairman Brian Horwith stated the Township can only require the widening for the developer's property.
- **Jean Hoopes, 5043 Elmhurst Drive, Schnecksville, 18078**, questioned where will the residents park when they have guest? Maple Street is quite narrow, how will people park on the street? Planning Commission Chairman Brian Horwith stated, we have no idea where people will park, in their driveways maybe.
- **Mike Miletics, 4450 Valley Green Dr, Schnecksville, 18078**, stated the developer originally stated it was a phase but then mentioned a phase 2, the Township really needs to see the big picture. He also questioned the water table, with almost 60 homes there will be 60 wells, how will this affect their water table? **Township Engineer Steve Gitch** stated there are no ground water study requirements. **Planning Commission Chairman Brian Horwith** stated no mandates or assurance.

- **Ryan Piotrowski, 4945 Overlook Rd, Coplay, 18037**, suggested only subdividing into 10 lots, it will cut down the traffic. If you approve the 15, what's to stop them from building more? **Planning Commission Brian Horwith** stated they cannot change the amount of lots once it is approved and recorded without coming back to be reviewed again.
- **Bill Moyer, 5040 Donna Dr, Coplay, 18037**, suggested the Township put up an easel so the developer has a place to put the plans for the audience to see during the presentation. **Township Manager Chris Garges** stated the plans are on the website before the meetings or anyone can stop in the office to see the plans. **Planning Commission Chairman Brian Horwith** stated the Township is trying to create more transparency by both using social media, and the staff accommodating residents coming in with questions. Meetings have taken to showing the plans on the screen which faces the audience in an attempt to help audience members have a visual depiction for the discussions.

Brian Horwith motioned to table the plan Richard Semmel second the motion, all others agreed.

3. Ordinance 2021-6- review and comment

- The Planning Commission reviewed the draft ordinance and recommended approval to the Board of Supervisors.
- The Township is receiving many calls regarding agritainment and agritourism. This ordinance should cover the uses and provisions for the businesses.
- The business will still need a special exception approval.
- **Kathleen Foster, 5109 Elmhurst Drive, Schnecksville, 18078,** questioned if a business would need to apply for a permit to have this business? **Township Manger Chris Garges** stated this would be a 2-step process, go through zoning and a permit. Township **Zoning Officer Jeff Mouer** stated each "barn" would still have to follow all UCC requirements. **Township Solicitor Lisa Young** stated the Ordinance provides for two types and their own specifications.
- **Planning Commission member Richard Semmel** questioned how long is their permit valid once their permit/approval is issued? **Zoning Officer Jeff Mouer** stated for the life of the property.
- **Karen Osmun, 3623 Green Hill Circle, Schnecksville, 18078**, questioned if traffic is consider? **Township Solicitor Lisa Young** stated traffic will be taken into consideration.

Jeff Johnson motioned to send the recommendation to the Board of Supervisors, Bob Korp seconded the motion.

4. North Whitehall Township Comprehensive Plan Discussion

- **Planning Commission Chairman Brian Horwith** reminded the Planning Commission members the next Comprehensive Plan meeting is Wednesday January 12, 2022 at 7pm, at the Township Building.

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

- Park & Recreation Plan Visioning meeting is Wednesday December 8, 2021 at 6:30pm, at the Schnecksville Fire Co Social Hall.
- North Whitehall Township Planning Commission has an open term until 12/2023, if anyone is interested in filling that position, please send your letter of interest to Township Manager Chris Garges at cgarges@northwhitehall.org
- **Karen Osmun, 3623 Green Hill Circle, Schnecksville, 18078**, stated another tractor trailer drove into their neighbor on Tuesday around 5-5:30and was lost in the Cul-de-sac.
- **Dean Miller, 3616 Green Hill Dr, Schnecksville, 18078**, stated a tractor trailer stopped at Sand Spring Rd and Valley Green Dr, a car come up the hill and almost ran into the truck, with these trucks getting lost, and we will have more accidents.
- **Jim Osmun, 3623 Green Hill circle, Schnecksville, 18078,** thanked the Commission for their hard work, and wished everyone a Happy Thanksgiving.
- **Planning Commission member Jeff Johnson** suggested an Ordinance to help the farmers with neighbors putting garbage in their fields. **Jean Hoopes, 5043 Elmhurst Dr, Schnecksville, 18078**, suggested an article in the Township Newsletter on helping the farmers.
- **Planning Commission member Richard Semmel** questioned if the Board of Supervisors could force and deny Strawberry Acres since they keep submitting and then pulling off the agenda. **Township Solicitor Lisa Young** stated yes, but they will refile.
- **Planning Commission Chairman Brian Horwith** reviewed all the meeting dates for 2022, and the meetings will be on the 4th Tuesdays of each month in 2022.

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

Meeting Adjourned: 10:00pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township