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

PLANNING COMMISSION MINUTES OF MAY 25, 2021

Hybrid Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday May 25, 2021 by Chairman Brian Horwith

Attendance:

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

Minutes of the April 27, 2021 meeting were approved. Motion made by Jeff Johnson, seconded by Bruce Stettler, all others agreed.

1. **Kornfeind Realty Apartments** - Land Development - Preliminary, NWT-19-019, Parcel 5479 9787 7431, 2228 Old Post Rd, C Zone, 1.9 Acres, 4500 sqft bldg., 90-Day Deadline starts 4/27/2021, 90-Day Deadline 7/25/2021. The plan was presented by engineer Steve Pany.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated May 20, 2021.
b. Zoning Officer's review is contained in his letter dated May 14, 2021.
c. The revised plans have been before the Zoning Hearing Board and approved for a Multi-use facility, 13 unit, 3 story apartment complex.
d. The proposed apartment complex will have a central hallway with sprinkles and an elevator.
e. There are 13edu's proposed for the sewage use.
f. The area proposed to be disturbed for this project is ¾ acre, no NPDES permit would be necessary.
g. Permits will be submitted for all walls and fences.
h. Buffer yards and screening will be planted.
i. **Engineer Steve Pany** stated a fire truck was routed around the west driveway and what would be the west side of the apartment to the east driveway, he stated there is ample room along the east driveway.
j. **Planning Commission member Jeff Johnson** stated the Fire official should review this plan.
k. **Township Zoning Officer Jeff Mouer** questioned the landscaping plan; it needs more detail.
l. **Planning Commission Chairman Brian Horwith** questioned the store's kitchen on the eastern exit driveway - does this need to be removed for the side yard buffer? **Engineer Steve Pany** stated the Zoning Hearing Board decreased the side yard buffer, so the kitchen can stay. Brian also questioned the size of the building coming down and the size of the building being built. Steve stated the pole building being demo is 40 x 80 and the new building is 60 x 80. Also, addressing the question of elevation, the Engineer commented there will be walls around 2 ½ sides of the building to get to proper grade.

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 May 20, 2021.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated May 14, 2021.
3. The sight triangle will be shown on plan.
4. Handicap signs need to be added to the plan.

Jeff Johnson motioned to send a favorable recommendation to the Board of Supervisors for a Preliminary Plan approval, Dennis Klusaritz seconded the motion, all others agreed.

2. **King's Route 309 Business Park Sketch**-Land Development, NWT-21-022, Parcel 5469 1583 1994, 4837 Route 873, PC Zone, 11.7669 Acres, 52,385 sqft bldgs., 90-Day Deadline starts 4/27/2021, 90-Day Deadline 7/25/2021. The plan was presented by developer Dave King.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated May 20, 2021.
b. Zoning Officer's review is contained in his letter dated May 5, 2021.
c. The plan presented is a revised concept for development; currently there are no leases signed with prospective tenants.

d. This developer has already been before the Township Boards for a Conditional Use for the Planned Commercial Development and for a Special Exception for the convenience store. Both have received approvals.
e. **Township Manager Chris Garges** stated there is a meeting scheduled between the Township and PennDot to review the Traffic Study which was completed for the prospective uses on the site (the current sketch plan).
f. **Planning Commission member Jeff Johnson** questioned the long term maintenance of the private sewer plant that will service the site.
g. Several Planning Commission members agree that, contrary to PennDOT's suggestions, the traffic light at Schneck Road and Rt 873 and the existing travel lanes should remain.
h. **Planning Commission Chairman Brian Horwith** suggested that if the project moves forward with an Assisted Living type Residence, that sidewalks and some sort of walking trails be provided.

Planning Commission member Robert Korp arrived to the meeting.

3. **Greenleaf at Parkland Sketch**- NWT-21-023, Parcel 5469 9733 7373 & 5469 9577 1553, 3451 & 3500 Greenleaf St, AR Zone, 103.50 Acres, 67 proposed lots, 90-Day Deadline starts 4/27/2021, 90-Day Deadline 7/25/2021.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated May 20, 2021.
b. Gilmore & Associates have reviewed the plan and offered their comments and recommendations in a letter dated May 18, 2021.
c. Zoning Officer's review is contained in his letter dated May 14, 2021.
d. The proposed development is currently 2 parcels with an existing farmhouse and several outbuildings.
e. It is proposed to extend Valley Green Drive and also add additional cul-de-sacs.
f. Due to the slopes, some of the homes are proposed to have walk-out basements.
g. The developer is proposing to improve Maple Street but Greenleaf and Cardinal Streets are farm roads and the homes will not be front facing on these streets so the developer is not proposing and improvements on Greenleaf or Cardinal.
h. **Planning Commission Chairman Brian Horwith** questioned if there will be an HOA and will the HOA own and maintain the stormwater facilities. The developer stated yes, there will be an HOA and the HOA will own and maintain the lots with the stormwater facilities.
i. Many of the Planning Commission members were in agreement that Cardinal and Greenleaf Streets should also be improved. In addition, the members agree that cul-de-sacs are in consistent with township ordinances, and are strongly discouraged. There is favorable reaction to the connection of Valley Green Drive to Greenleaf Street.
j. **Township Manager Chris Garges** suggested possible alternatives of a fee in lieu of or escrow for the future improvements to Greenleaf Street and Cardinal Street.
k. **Gilmore & Associates Engineer Judy Goldstein** suggested connecting cul-de-sacs with easements and pavers.

4. **Daniel Loch Subdivision & Lot Line**- NWT-21-011, 4417 Mauch Chunk Rd, SR Zone, Parcels 5479 3627 9741 & 5479 3688 3097, 11.8547 Acres, 90-Day Deadline 8/2/2021. Lew Rauch; Lehigh Engineering presented the plan.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated May 20, 2021.
b. Zoning Officer's review is contained in his letter dated February 11, 2021.
c. The proposed plan has already received two Zoning reliefs, one for the 2 access points to Mauch Chunk Rd and the other for the 3 access points from one driveway.
d. The following waivers and deferrals were requested - Preliminary/Final approval, SALDO Section 503.C.4&5, 503.C.20, 503.D.2, 503.I Deferrals---SALDO Section 503.E.5, 10.22, 503.E.7, 503.G.8 through 14, 19 and 20, 10.06.A.7.
e. Lot 1 is proposing a lot line adjustment to increase the size of his lot for an additional septic site.
f. PennDot HOP will be applied for when lots 2 & 3 are ready to apply for building permits.
g. **Supervisor Dennis Klusaritz** questioned if there was an access to lots 2 & 3 from Balliet St? **Planning Commission member Leonard Nuss** explained that access was never connected as the development was never completed.

<u>Planning Commission has recommended the following conditions:</u>

1. Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated May 20, 2021.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated February 11, 2021.

Robert Korp motioned to send a favorable recommendation to the Board of Supervisors including all the waivers and deferrals listed above for the Preliminary/Final plan, Jeff Johnson second the motion, all others agreed, motion carried.

5. Ordinance 2021-1 AARC Ordinance revisions - Review & Comment

- The Board of Supervisors public hearing to change the AARC Ordinance to only include the SR District is on Monday 6/7/21.
- The Planning Commission members send their thanks to the Board of Supervisors for taking their recommendation to heart.

6. North Whitehall Township Comprehensive Plan Discussion

- Gilmore & Associates Judy Goldstein distributed Comprehensive Plan information for review and discussion prior to this evenings meeting.
- Judy reviewed the information and the survey to be sent out the Township residents with the commission members.
- The commission members are to further review the survey and forward any recommendations to Chris to be forwarded to Judy.
- Judy stated the questions need to be multiple choice.
- Planning Commission Chairman Brian Horwith suggested adding what region of the Township the resident lives in and what roads do the travel the most, listing the main roads as multiple choice. Brian also stated the survey should not only address what residents want and don't want, but also what they are willing to do to achieve the desired outcomes.
- Planning Commission member Bob Korp suggested adding information about open space and walkability, also add a selection in question #1 for "not a resident", and question #6 a selection for "work from home during the pandemic"
- Judy stated some of the answers to the survey will decide what type of meeting should be next.
- Discussion was on when the next Comprehensive Plan meeting would be held and the possibility of adding additional meetings to the agenda. The second Wednesday of the month for the rest of 2021 starting in July was discussed and needs to be advertised.

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

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

Meeting Adjourned: 10:02
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township