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

PLANNING COMMISSION MINUTES OF DECEMBER 28, 2021

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, December 28, 2021 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith
Vice Chairman Bruce Stettler
Secretary Leonard Nuss
Attorney Lisa Young
Township Engineer Steve Gitch
Township Manager Chris Garges
Administrative Assistant Jessica Koenig
Richard Semmel
Robert Korp
Jeff Johnson

Minutes of the November 23, 2021 meeting were approved with the following correction to the Ordinance 2021-6 review and comment. Line 3 "The business will still need a special exemption approval." "Exemption" is to be replaced with "exception". Motion made to approve the corrected minutes by Jeff Johnson, seconded by Richard Semmel, all others agreed.

Announcements Planning Commission Chairman Brian Horwith announced the passing of two former Planning Commission Members; Clifford Blose and Richard Celmer. Clifford served on the Planning commission in the 1970's & 1980's. Richard Celmer served on the Planning Commission for 30 years beginning in 1986. He also served on the Board of Supervisors in 2014 and 2015. In a second matter, Vice Chairman Bruce Stettler made an apology to North Whitehall Township Supervisors and fellow Planning Commission members for comments he made at the November Board of Supervisors meeting.

1. **Frey/Follweiller Lot Line Adjustment –** NWT-21-030, Preliminary/Final, 4656 & 4672 Hillside Rd. AR Zone, Parcels 5468 1130 4163 & 5570 6121 1209, 6.9813 Acres, 2 Lots, 90-Day Deadline starts 11/23/2021, 90-Day Deadline 2/20/2022. Plan presented by Engineer Robert Hoppes.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated December 17, 2021.
b. Zoning Officer's review is contained in his letter dated December 7, 2021.
c. This plan is a boundary line adjustment to add 0.1117 acres to Frey's property, currently part of Follweiller's.
d. Intent of the plan is to increase Frey's acreage to be in excess of 2 acres, thereby permitting the construction of an accessory structure.
e. **Planning Commission Chairman Brian Horwith** commented that the existing parcels currently meet all requirements and are consistent with LVPC regulations. He also inquired where the new structure would be located. Randy Frey owner of 4658 Hillside Rd. explained the new accessory structure will be located behind the existing parking pad.
f. **Township Engineer Steve Gitch** commented the Frey's currently have 2 acres and need slightly more acreage to add the desired accessory structure.
g. Engineer Robert Hoppes inquired if Township Engineer Steve Gitch would need to review the new deeds and commented he will add the necessary easements for each lot as well as obtain certification for a new pin at the corner of the lot. **Township Engineer Steve Gitch** stated he will need to review the new deeds.
h. **Planning Commission Chairman Brian Horwith** inquired if changing the drainage utility easements for both parcels is a simple drafting matter. **Township Solicitor Lisa Young** explained unique consent would be necessary from each parcel owner for new utility easements.
i. **Engineer Robert Hoppes** asked what their next step is to come before the Board of Supervisors at the February meeting. **Township Solicitor Lisa Young** instructed Mr. Hoppes he would need have his final plans submitted to the Township two weeks prior to the first Monday in February.

Jeff Johnson motioned to send a favorable recommendation for Preliminary/Final approval, to the Board of Supervisors, conditioned upon compliance with the Zoning Officers letter dated 12/7/21 and Keystone Engineers letter dated 12/17/21. Robert Korp second the motion, vote was taken, all others agreed, motioned carried.

2. East Penn Self Storage Land Development Sketch – NWT-21-031, Land Development, Sketch, Corner of Old Post Rd & Levans Rd, C Zone, 3.86 Acres, 1 lot. The plan was presented by Engineer Pete Terry.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated December 17, 2021.
b. Zoning Officer's review is contained in his letter dated December 9, 2021.
c. **Planning Commission Chairman Brian Horwith** opened the discussion thanking Mr. Fantozzi and Mr. Terry for taking the time to present the sketch plan and have open discussion with the Planning Commission members and explained this is a very helpful step in the process for all.
d. Engineer Pete Terry reviewed the sketch plan and explained the following: The proposed project is a self-storage facility. There will be no employees or office on site therefore no need for water or sewer. The facility will be gated and fenced. The fence surrounding the structure will be wrought iron and ornamental. There will be no dumpsters on site. No hazardous materials will be permitted on site. The proposed sketch is currently offering more parking spaces than what is required. The developer intends to meet all landscaping and lighting requirements. Proposed lighting will all be downward facing LED lights so as not to attract unnecessary attention to the facility or cause a disturbance to surrounding residents. There will also be lighting on the ends of each building. The developer is willing to have light poles in the parking area if necessary. There will be a security guard that checks the facility routinely. The units closest to Route 329 will be climate controlled. There will be further updates on signage and landscaping at a later date. There is no access road at this time. That is dependent upon the development of Lot 1. Engineer Peter Terry also stated the storm water requirements will be handled by the adjoining development. There is no proposed outdoor storage at this moment for items such as boats or RV's.
e. **Planning Commission Chairman Brian Horwith** questioned if the climate-controlled units will be accessible from an exterior entrance. Engineer Peter Terry stated they would be.
f. **Planning Commission Member Richard Semmel** inquired if there would be lighting at the entrance. Engineer Peter Terry stated there would be.
g. **Planning Commission Vice Chairman Bruce Stettler** inquired if there would be a key pad placed at the entrance barrier. Engineer Peter Terry stated there would be.
h. **Planning Commission Member Richard Semmel** inquired if the facility would be 24 hours. Mr. Fantozzi stated the facility would only be open and accessible until 9 pm daily.
i. **Planning Commission Chairman Brian Horwith** questioned where the nearest East Penn Self Storage facility with an office was located. Mr. Fantozzi said the nearest office is in Breinigsville however an employee can meet a renter at the North Whitehall Township facility if necessary. Renters are also able to apply online.
j. **Planning Commission Secretary Leonard Nuss** stated that parking under the PPL easement was ok but it could not be used for storage. A variance could be requested for extra parking if necessary. He also inquired how the stormwater from Route 329 would be handled. Mr. Fantozzi stated he was not interested in a variance at this time. Engineer Peter Terry said a swale would be constructed parallel to the access roadway to address the stormwater from Route 329.
k. **Planning Commission Vice Chairman Bruce Stettler** questioned if 8 foot was the widest door size. Mr. Fantozzi stated yes.
l. **Planning Commission Member Richard Semmel** inquired if the roll up doors are 10 ft, and does that mean all of the units will be the same size. Mr. Fantozzi stated all of the units would not be the same size.
m. **Planning Commission Member Robert Korp** stated it would be helpful to see the sketch from a different view and that installing sidewalk to get from the subdivision out towards Kornfiends would be appropriate. **Planning Commission Chairman Brian Horwith** agreed sidewalk would be a good planning aspect. Mr. Fantozzi inquired if the sidewalk was mandated to be concrete. **Planning Commission Member Robert Korp** stated another option was open to be reviewed.
n. **Planning Commission Member Richard Semmel** inquired how far the access road was going to go and if there would be another emergency entrance. **Planning Commission Member Jeff Johnson** explained there would be two separate gates with an island between them. Mr. Fantozzi said there would be a siren button added to open the gate for faster access if an emergency response was necessary.

o. **Planning Commission Member Jeff Johnson** requested fire truck templates be shown to demonstrate appropriate radius and width of cartways.

p. **Planning Commission Chairman Brian Horwith** noted the subject parcel is Lot 2, additional discussion followed regarding Lot 1, noting the lot will need to demonstrate the configuration for the access road prior to East Penn's lot receiving final approval.

Recommendations from Planning Commission

1. Provide a sketch plan from a different view.
2. Install sidewalk from subdivision out towards Kornfiends.
3. Provide fire truck templates and show hydrant radius's because buildings are not sprinklered.
4. Clarify if storm water from this lot is treated on another lot.

- Al Geosits, 3268 Scott Rd., Schnecksville, asked if Building A on the sketch plan was single story and if all of the buildings would be single story. He also inquired if there would be RV parking and if there would be fencing around the facility.

3. North Whitehall Township Comprehensive Plan

Planning Commission Chairman Brian Horwith discussed the idea of multi-municipal planning that was presented by an audience member at the December Board of Supervisors meeting. The Planning Commission, with current and previous discussions, concluded North Whitehall would see limited to little benefit, and further determined to continue with the current review and update of the comprehensive plan, noting that changing course now would disrupt the process, and add to the costs and timeline. The PC did note that the concept could and should be re-visited with future reviews and updates of the comprehensive plan.

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

Karen Osmun, 3623 Green Hill Circle, Schnecksville suggested the Township shouldn't wait until year 8 or 9 of a current plan to start thinking about the next plan.

Jeff Johnson motioned to adjourn, Leonard Nuss seconded, all others agreed

Meeting Adjourned: 8:59pm
Jessica Koenig
Administrative Assistant
North Whitehall Township