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

PLANNING COMMISSION MINUTES OF SEPTEMBER 28, 2021

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

Attendance:

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

Minutes of the August 24, 2021 meeting were approved. Motion made by Richard Semmel, seconded by Jeff Johnson, all others agreed.

1. **Vistas at Park Valley-** NWT-21-025, Sketch, Parcel 5560 4449 4340, 5815 Park Valley Rd, AR Zone, 48.5698 Acres, 20 proposed lots. 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 September 23, 2021.
b. Zoning Officer's review is contained in his letter dated September 13, 2021.
c. **Planning Commission Chairman Brian Horwith** thanked the developer for submitting a sketch plan to the Township; having a sketch plan to review and comment on makes the preliminary and final plan stages much easier on both the Township and the developer.
d. The proposed development of 20 building lots is off of Park Valley Road.
e. The Coplay Creek runs through the proposed development.
f. The development is in the AR Zone and is proposed to have onlot water and septic.
g. There are currently four cul de sacs the proposed development would connect to, possibly eliminate 2 and continue one.
h. A possible detention basin will be placed on the largest lot.
i. Wetlands need to be delineated on the plan. A comment suggested there is a report showing potential Bog Turtles.
j. Sight clearance triangle shall be shown on the plan.
k. Currently the proposed plan might have 2 pole/flag lots; added review is required to confirm if the lots are subject to the flag pole criteria.
l. There was a lengthy conversation regarding not connecting the cul de sac at Scott Road to exit onto Park Valley Road. This potentially requires any new road to cross over the Coplay Creek and possible wetlands; this prompted the comment to delineate the location of wetlands, which will determine the feasibility to connect Scott Road to Park Valley
m. The sketch plan proposes lengthening the Scott Road cul de sac to 900' to 925'.
n. **Planning Commission member John Barto** questioned the bridge on Park Valley Road, would this bridge and road be repaired during this development construction? John also stated Park Valley Road and Old Post Road is a terrible intersection and the sight distance is bad. **Township Solicitor Lisa Young** stated replacement and repair of the bridge on Park Valley Road is already in the budget, it would be nice to coordinate the work with the construction of the proposed development.
o. **Planning Commission member Richard Semmel** stated the cul de sac connection if possible is a plus, he also questioned if any of the proposed homes are in the flood plane? Lew stated none of the proposed homes are in the floodplain. **Planning Commission Chairman Brian Horwith** stated homes cannot be built in a floodplain.
p. **Planning Commission member Bob Korp** also thanked the developer for submitted a sketch for suggestions first, he agrees with the connection of the cul de sacs Barry and Robert and would also like to see Scott Rd connected to Park Valley Road. If Scott Road is not connected, Bob suggested labelling as a temporary cul de sac for future use. Bob would also like to see trails for walkers to connect to Park Valley Road and less than 30' cartway and more walking area.
q. **Township Supervisor Dennis Klusaritz** questioned the length of Scott Road cul de sac, Lew Rauch stated 900' to 925' from start to bulb. Dennis was also concerned the Barry Road and Robert Road loop, with two different names on the same continuous street, might be confusing.
r. **Planning Commission member Rod Lowe** questioned what measures are taken to protect the Coplay Creek? Lew Rauch stated NPDES Permits would protect Coplay Creek.
s. **Planning Commission Chairman Brian Horwith** questioned if the individual home owners would be restricted to cutting down trees near the creek? Lew stated they would be restricted by the NPDES permit. Brian also questioned how many lots would front on Park Valley Road? Lew stated 3 lots are proposed to front on Park Valley Road. Brian had a few questions regarding the roadway improvements along Park Valley Road, how long and the width? **Township Engineer Steve Gitch** stated the developer would need to improve his side of Park Valley Road the length of his development and ½ of the 20ft cartway.
t. **Jim & Karen Osmun, 3623 Green Hill Circle, Schnecksville, 18078**, questioned if these restrictions will be passed on to the buyers, printed on the deeds or subdivisions plans? Also were concerned with who maintains the trees once they are planted? They were told if these restrictions are listed as deed restrictions, they would be found during a title search on the deed at the courthouse.

2. North Whitehall Township Comprehensive Plan

- Confirmation of public visioning meeting – October 12, 2021 at 6:30pm, at Schnecksville Fire Company
- Discussion of next update meeting

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

- Ordinance 2021-3 proof of surrounding property notification will be in front of the Board of Supervisors on Monday 10/4/21.
- **Township Supervisor Dennis Klusaritz** questioned if plans should be slowed down, not approved as preliminary/final? Only approved as preliminary and bought back for final approval? There was a lengthy discussion on how to handle the preliminary/final approval.
- **Planning Commission member Richard Semmel** stated the North Valley Trade Center is very noisy, does the Township get many complaints about the noise? **Township Manager Chris Garges** stated the Township Zoning Officer and himself were heading out there after the meeting with the sound meter to measure the noise. Richard stated the warehouse needs better sound barriers and the warehouse ordinance need to be reviewed.

Jeff Johnson motioned to adjourn, John Barto seconded, all others agreed

Meeting Adjourned: 8:55pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township