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

PLANNING COMMISSION MINUTES OF MAY 24, 2022

Meeting brought to order, followed by the Pledge of Allegiance to the flag and a moment of silence at 7:30 p.m., on Tuesday, May 24, 2022 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith
Vice Chairman Robert Korp
Secretary Leonard Nuss
Attorney Lisa Young
Township Engineer Steve Gitch
Supervisor Al Geosits
Township Zoning Officer Jeff Mouer
Richard Semmel
Bruce Stettler
John Barto
Jeff Johnson
Richard Fuller
Planning Secretary Jane Kelly

Minutes of the April 19, 2022 and April 26, 2022 meetings were approved. Motion made by Jeff Johnson, seconded by John Barto, all others agreed.

1. **East Penn Self Storage Land Development –** NWT-21-031, Land Development, Preliminary/Final, Corner of Old Post Rd & Levans Rd, C Zone, 3.86 Acres, 1 lot, 90-Day Deadline starts 4/25/22, 90-Day Deadline 7/23/2022. The plan was presented by Paul Szewczak; Benchmark Engineering and Vincent Fantozzi; Developer.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated May 19, 2022.
b. Zoning Officer's review is contained in his letter dated May 12, 2022.
c. The access to this project is proposed to be a common driveway across Lot 1 to Lot 2. This access would not be from a state road. A Penn Dot HOP would not be necessary.
d. The access way needs to be 25' in width for future dedication to the Township as a Township road once Lot 1 is developed.
e. Curbing is proposed for this Land Development.
f. The developer is proposing 7 self-storage buildings approximately a total of 4300 sqft.
g. These buildings would be key access, no employees or office at these units and will not be open 24 hours a day.
h. The proposed hours will be 6am to 9am.
i. There is electric proposed at the site, with possibility of 1 or 2 climate controlled units.
j. A lighting plan will be submitted to the Township at a future submittal.
k. There will be no dumpster.
l. There is a knox-box proposed.
m. Stormwater is proposed to be surface drained, no swales or detention ponds.
n. The plan is currently proposing a retaining wall in the setback, this will be removed.
o. There were many discussions regarding sidewalks or pathways starting along Old Post Road/Route 329 turning onto Levans to the end of the property. The developer would look into pathways for the next submission.
p. The proposed building A would need to be reduced in size or submit for a variance. This building cannot be over 250' in length.
q. Fire lanes have been provided on the plan.
r. **Planning Commission member Richard Semmel** questioned if fire trucks could make the turning radius? **Planning Commission member Jeff Johnson** stated he check and yes, a 40' fire truck could make the turns. Richard also questioned the man gates and how they would secure them?
s. **Planning Commission Vice Chairman Bob Korp** stated he liked the idea of a metal fence with the mesh screening towards the residents on Briarwood. Bob was also in favor of a pathway or sidewalk from Kornfeind's to the northwest edge of the property. Bob was also looking for a lighting plan.
t. **Planning Commission member Jeff Johnson** questioned the nearest location of a fire hydrant. This brought on a lengthy discussion on the location and if a fire hydrant should be added to the plan. The developer decided to add a fire hydrant at the intersection of the stub road/Timberidge Center Drive and the access road. This will make the fire hydrant a public fire hydrant as long as it is in the ROW.
u. **Township Supervisor Al Geosits** questioned the retaining wall at the southern end of the property, he stated the UCC requires engineered designs and it should be shown on the plan for a retaining wall over 4'? **Project Engineer Paul Szewczak** stated 6-8 ft in height and it will be moved out of the setback. Al also stated he has buffer concerns.
v. **Township Solicitor Lisa Young** stated the subdivision to create this lot has not been recorded yet.

Comments from the Residents:

Charlett Kohler, 2333 Briarwood Dr, Coplay, 18037, questioned the road to storage unit, it is not there now, is that correct? Her home is directly behind this project and agrees there needs to be a green buffer to the homes. Ms. Kohler would also like to know how long until this project is completed? **Developer Vincent Fantozzi** stated once the permits are issued, it could take up to 2 years to be completed.

Karen Osmun, 3623 Green Hill Circle, Schnecksville, 18078, questioned what the hours would be for this project? Mr. Fantozzi stated 6am to 9pm.

James Osmun, 3623 Green Hill Circle, Schnecksville, 18078, stated there should be penalties assessed on the developers for not completing a project.

Brooke Horwith, 4757 N Cypress Rd, Walnutport, 18088, stated the amount of cars coming out of the proposed project compared to moving trucks coming out of the proposed project, project developer and engineer stated 10-15 cars would be coming out each week, how many moving trucks are expected per week? Mr. Fantozzi stated maybe 1 per week.

Bob Korp motioned to table the plan, John Barto seconded the motion, all others agreed.

2. Ordinance 2022-1 - Craft Beverage Production Ordinance review and comment

- **Planning Commission Vice Chairman Bob Korp** suggested adding some additional information. He also questioned if a tasting room is required and can the grower and operator be a lease?
- The Planning Commission members briefly discussed the few changes made to the Ordinance before a motion was made.

John Barto motioned to send a favorable recommendation to Lehigh Valley Planning Commission and the Board of Supervisors with a small change to section 7a of this version of the Ordinance, Jeff Johnson second the motion, all others agreed, motion carried.

3. Discussion - Potential SALDO amendments to street standards

- This revision moved the street trees out of the ROW.
- **Planning Commission member Jeff Johnson** stated the fire chiefs do not like all the trees over the roadways because they get in the way of the fire trucks.
- **Planning Commission Chairman Brian Horwith** questioned the members if they want to do the SALDO amendment on the following items
    - Curbing & sidewalks
    - Trees
    - Lighting
    - Roadway width
- The Planning Commission members all agree that at least one of the four of these need to be addressed in the amendment.
- **Brook Horwith, 4757 N Cypress Rd., Walnutport, 18088**, questioned if any changes made now, will they affect any plans that have already been submitted? **Planning Commission Chairman Brian Horwith** stated, no these changes will not affect previously submitted plans.
- **Planning Commission member Richard Fuller** stated he is in favor of amending curbing, sidewalks and lighting.
- **Planning Commission Chairman Brian Horwith** stated if it's required, it is easier for the developer to request a waiver than for the Township to request the developer do something that is not a requirement. **Township Solicitor Lisa Young** agreed the developer can request a waiver from SALDO sections and the Board of Supervisors can issue waivers.
- **Planning Commission Vice Chairman Bob Korp** will draft a new SALDO amendment for the Planning Commission to review and discuss.

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

Planning Commission Chairman Brian Horwith reminded every one of the Comprehensive Plan meeting Tuesday May 31, 2022 at 7pm. He requested the Planning Commission members think about the proposed new classification of Village for the discussion at that meeting.

Jeff Johnson motioned to adjourn, John Barto seconded, all others agreed
Meeting Adjourned: 10:00pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township