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

PLANNING COMMISSION MINUTES OF JANUARY 25, 2022

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, January 25, 2022 by Brian Horwith

Attendance:

Township Manager Chris Garges	Brian Horwith
Township Zoning Officer Jeff Mouer	Bruce Stettler
Planning Secretary Jane Kelly	Leonard Nuss
Supervisor Al Geosits	Richard Semmel
Attorney Lisa Young	Jeff Johnson
Township Engineer Steve Gitch	Richard Fuller
	Rod Lowe

Reorganization Meeting of 2022- Township Solicitor Lisa Young conducted the Election of Officers for 2022
Jeff Johnson made the motion to nominate **Brian Horwith as Chairman for 2022**, Leonard Nuss seconded, the motion passed unanimously. Richard Semmel made the motion to nominate Bruce Stettler as Vice Chairman for 2022, Bruce Stettler declined the nomination. Brian Horwith made the motion to nominate **Robert Korp as Vice Chairman for 2022**, Jeff Johnson seconded, the motion passed unanimously. Jeff Johnson made the motion to nominate **Leonard Nuss as Secretary for 2022**, Bruce Stettler seconded, the motion passed unanimously.

Minutes of the December 28, 2021 meeting were approved. Motion made by Jeff Johnson, seconded by Leonard Nuss, all others agreed. Minutes of the January 12, 2022 meeting were approved. Motion made by Richard Semmel, seconded by Jeff Johnson, all others agreed.

1. 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 1/25/22, 90-Deadline 4/24/22. The plan was presented by Engineers, Phil Malitsch; Tuskes Homes and Andy Woods; Hanover Engineering.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 19, 2022.
b. Zoning Officer's review is contained in his letter dated January 13, 2022.
c. The developer has resubmitted new plans addressing the comments from both the Township Zoning Officer and the Township Engineer review letters. These revised plans will be on the February Planning Commission meeting.
d. The developer questioned the road frontage along Maple Street and what is the Township looking for?
e. There was some discussion regarding the septic approval for Lot 15, the most southern lot. This lot is proposed to be a 4 year fill lot and there will be a covenant on the plan regarding the 4 year fill.
f. **Planning Commission Chairman Brian Horwith** stated he would need to see the entire project. Brian stated more homes equals, larger development, this means a collector road. This is one reason we should be seeing the development in its entirety. Brian also questioned the open land behind the proposed lots near the creek, what is the developer proposing to do there? Engineer Phil Malitsch replied maybe open space maintained by the Home Owners Association but they would like to have a conversation with the Township about this area before any decisions are made.
g. **Planning Commission member Bruce Stettler** stated this is a large tract, the Planning Commission members would prefer to see everything at one time and then the developer can build in phases. Bruce also questioned how many lots are proposed for the entire development. Engineer Andy Woods replied no more than 50 to 60.
h. **Township Solicitor Lisa Young** stated if there are separate parcels they can legally submit separate plans.
i. **Planning Commission member Leonard Nuss** stated safety on the roads in another concerned with a large development. Engineer Phil Malitsch stated the wider the road the faster the cars.
j. Most of the Planning Commission members are in favor of widening the road to 36', curbing and sidewalks. They also want to see the entire project at one time.
k. There was some discussion regarding a macadam walking path rather than a sidewalk and curbing. Some Planning Commission members liked that idea.
l. **Planning Commission member Jeff Johnson** was concerned with the driveway on lot #2, was it within the current Ordinance requirements. Jeff also suggested street lights and the 911 address signs to be placed at every parcel at least 4' off the ground.
m. **Planning Commission member Bruce Stettler** questioned the school bus area pick up? Parkland School District has suggested multiple stops, there should be two locations.
n. **Township Supervisor Al Geosits** questioned the 5'swales for stormwater along the side of the roads, where would the water go from there? Engineer Andy Woods replied the water would flow to the west to the BMP's.

Comments from the Residents:

Jim Osmun, 3623 Green Hill Circle, Schnecksville, was very much in favor of the developer showing the plan in its entirety. The current residents have a right to know what is coming their way.

Karen Osmun, 3623 Green Hill Circle, Schnecksville, stated Valley Green Drive will be affected, we need to see the entire picture.

Dennis Klusaritz, 2123 Rising Sun Rd, Slatington, suggested street lights at Maple Street & Greenleaf Street and Maple Street & Cardinal Street.

Ruth Tobia, 4433 Valley Green Drive, Schnecksville, commented that she can see Maple Street from her property and it is not a safe street, curbs and sidewalks would be a safer way to go.

Thomas Dean, ONLINE, 3506 Sand Spring Road, Coplay, questioned the wetlands and stream protection, he had concerns about a possible bike lane and he also suggested an access road to Maple Street for the houses to front on rather than the houses fronting on Maple Street which is already a very busy road. Engineer Phil Malitsch stated a bog turtle study has been completed. They are awaiting the results.

Bruce Stettler motioned to table the plan, Jeff Johnson seconded the motion, all others agreed.

2. North Whitehall Township Comprehensive Plan Discussion

- The Planning Commission members reviewed the Future Land Use Map and corrected any mislabeled parcels or labeled any unlabeled parcels.
- These corrections will be forwarded to Gilmore & Associates for a revised map to be printed for the March 9, 2022 meeting.
- There was a lengthy discussion on the land use in the Village of Schnecksville.
- Planning Commission Chairman Brian Horwith questioned if the percentage of each district in the Township is known?
- The question arose if another Land Use for Agricultural Industrial needed to match the Zoning Districts
- Thomas Dean, ONLINE, 3506 Sand Spring Road, Coplay, suggested recoloring the Agricultural Industrial in some areas.
- Scott Mellen, ONLINE, 4209 Mohican Drive, Schnecksville, questioned if down zoning can be challenged by a property owner, what about up zoning? Township Solicitor Lisa Young stated property owners normally do not object to up zoning. Planning Commission Chairman Brian Horwith stated most of the Planning Commission members are in disagreement with the Village of Schnecksville being Commercial and this will be passed on to Gilmore and Associates.
- Eugene Wolfgang, 3426 Faye Drive, Orefield, questioned if the Future Land Use Map identifies a property as SR, but the Zoning Map identifies it as C, what does the Zoning Hearing Board tell a resident that questions this? Planning Commission Chairman Brian Horwith stated the Zoning classification governs the property, however also noted that the current plan process is to review the Zoning Ordinances after the Comprehensive Plan is completed.

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

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

Meeting Adjourned: 9:45pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township