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

PLANNING COMMISSION MINUTES OF APRIL 26, 2022

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, April 26, 2022 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith	Richard Semmel
Secretary Leonard Nuss	Bruce Stettler
Attorney Lisa Young	Jeff Johnson
Township Engineer Steve Gitch	Richard Fuller
Supervisor Al Geosits	Planning Secretary Jane Kelly

Minutes of the March 22, 2022 meeting were approved. Motion made by Jeff Johnson, seconded by Richard Semmel, all others agreed.

1. **Greenleaf Estates at Parkland Sketch**- NWT-22-011, Parcel 5469 9733 7373 & 5469 9577 1553, 3451 & 3500 Greenleaf St, AR Zone, 107.1 Acres, 47 proposed lots. The plan was presented by Engineers Andrew Woods and Phil Malitsch.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated March 17, 2022.
b. Zoning Officer's review is contained in his letter dated March 14, 2022.
c. The proposed plan is for single family parcels along Maple, Greenleaf and Cardinal Streets.
d. They are proposing approximately 49 lots with onlot well and septic and road side swales.
e. One cul-de-sac is proposed with 6 lots.
f. An HOA is proposed and will included the Maple Street development according to the approved minutes for this previous development.
g. The cul-de-sac snow easement shall be shown on the plan.
h. It is proposed to realign Greenleaf and keep the old farmhouse.
i. There was various conversations regarding Cardinal Street improvements. The Planning Commission members were split on their opinions if Cardinal Street should be improved completely to Township current standards, only improve the existing paved area in front of the existing homes or widen Cardinal to 24' it's entire length.
j. **Planning Commission member Bruce Stettler** questioned the ROW along Cardinal? He stated Cardinal needs to be taken care of now, maybe get the money now and put it in escrow to be completed at a later date.
k. Phil questioned if Cardinal could be widened with stone? Planning Commission member Leonard Nuss suggested oil & chip.
l. **Township Supervisor Al Geosits** suggested the developer contact NBMA about bringing public water to the development.
m. Parkland School District reviewed the plan and suggested 3 additional bus stops with standing pads and street lights.
n. **Planning Commission member Richard Semmel** questioned what type of lighting would be used, how far apart would the lights be and also would there be sidewalks in the internal streets for safe walking? Phil stated the lights would be every couple 100' and there would be no sidewalks, this subdivision would be basically the same as the Maple Street Subdivision previously approved. Richard suggest LED lighting.
o. **Planning Commission member Leonard Nuss** suggested lights on every corner for traffic and walking, also sidewalks or pathways on one side. He also suggested street lights at Sand Spring Road and Maple Street.
p. **Planning Commission Chairman Brian Horwith** suggested city lights to give a neighborhood appeal and to bring the streets up to the Township standards. Brian stated Cardinal Street shouldn't be left as a dirt road, it needs to be finished now. Brian also questioned as to why can't Carl Court be connected to Valley Green? Andrew and Phil both stated due to stream impacts.
q. **Township Supervisor Al Geosits** requested speed limit signs be posted and a walking path. He was also suggested once the Valley Green cul-de-sac was connected, the road should be straightened out and cul-de-sac bulb removed.
r. **James and Karen Osmun, 3623 Green Hill Circle, Schnecksville, 18078**, suggested a light at Valley Green Road and also a possible stop sign from new development to old development.
s. **Jim Roth, 4707 Maple Street, Schnecksville, 18078**, stated George Street is aligned with his driveway. There are a lot of driveways on Maple Street and now there are more being added, this is already a busy street. Also with the additional homes, what will happen to our water table and our wells?
t. **Heather Skorinko, 1848 Clearview, Coplay, 18037**, stated speed limit signs are a waste of time, no one abides by them.
u. The township received multiple letters from the residents asking about the impacts from this development on groundwater problems, DEP requirements, traffic and speed limit and requests for the cartway width with swales.

Greenleaf Estates at Parkland was submitted as a Sketch Plan, only discussion on this plan, no motion was required on this plan

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

- **Planning Commission member Jeff Johnson** stated he had no problem with this Ordinance (i) if it was in the AR district, and (ii) if the ingredient products are grown on the farm.
- Grown on farm requirements should stay at 50% or more.
- **Heather Skorinko, 1848 Clearview Road, Coplay, 18037,** agrees with Jeff Johnson. She states people want to see farm to glass. She also stated that "Hades may have frozen over" as she and Jeff agreed on something
- **Eugene Wolfgang, 3426 Faye Drive, Orefield, 18069,** questioned if it must be grown on that farm or any farm? **Planning Commission member Jeff Johnson** stated it must be grown on a farm owned by that same property owner.
- **Township Solicitor Lisa Young** stated the restriction would be 50% grown on any farm owned by the same property owner.
- **Planning Commission member Bruce Stettler** suggested sufficient buffer and screening, **Planning Commission member Jeff Johnson** stated whatever the ordinance requires.
- A yearly reporting form should be turn into the Township**.**
- **Brooke Horwith, 4757 N Cypress Road, Walnutport, 18088**, questioned if this can be included in the VC District or must it be in the C District?

3. Discussion - Potential SALDO amendments to street standards

- This discussion will be moved to the May 24, 2022 Planning Commission meeting when Township Manager Chris Garges and Planning Commission Vice Chairman Robert Korp can be present for the discussion**.**

4. Comprehensive Plan

- **Planning Commission Chairman Brian Horwith** stated the 3 areas of Ironton, Balletsville and Laurys Station (Route 145) are currently commercial and they should stay commercial.
- **Planning Commission member Leonard Nuss** stated nothing should be changed that is currently commercial.
- This will be discussed more at the next Comprehensive Plan meeting.
- The next Comprehensive Plan Meeting is Tuesday, May 31, 2022 at 7pm.

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

Planning Commission Chairman Brian Horwith motioned to adjourn the meeting.

Meeting Adjourned: 9:50pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township