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

PLANNING COMMISSION MINUTES OF MAY 31, 2022

Meeting brought to order, followed by the Pledge of Allegiance to the flag and a moment of silence at 7:00 p.m., on Tuesday, May 31, 2022 by Chairman Brian Horwith

Attendance:

Chairman Brian Horwith
Vice Chairman Robert Korp
Secretary Leonard Nuss
Attorney Lisa Young
Supervisor Al Geosits
Township Manager Chris Garges
Judy Goldstein; Gilmore & Associates
Richard Semmel
Bruce Stettler
Jeff Johnson
Richard Fuller
Township Zoning Officer Jeff Mouer
Planning Secretary Jane Kelly
Stacy Yoder; Gilmore & Associates

Township Solicitor Lisa Young announced to the Planning Commission a recent Commonwealth court decision regarding unpaid taxes which could be used to deny a special exception or a variance. Attorney Young advised the Planning Commission to keep this in mind when they start working on the revision to the Township Zoning Ordinance.

1. North Whitehall Township Comprehensive Plan

- **Discussion of revised future land use map (and Future Land Use narrative)**
  - **Judy Goldstein; Gilmore & Associates** reviewed the revised Future Land Use Map and the text. She explained the Mixed Use Category.
  - **Planning Commission member Richard** Fuller questioned how does the Mixed Use align with the Zoning Ordinance? Judy explained it does not demand a zoning change - maybe only a tweak.
  - **Township Manager Chris Garges** stated the Future Land Use is generally consistent with our current Zoning.
  - **Planning Commission member Jeff Johnson** questioned if a developer wants to put in an overlay in the SR District, can this be done? Judy stated it can, but be careful.
  - **Jim Steward, 3831 Park Ave, Neffs, 18065**, questioned the institutional locations on the map, currently these are all churches and fire stations, what if someone wants to build a new church? **Township Supervisor Al Geosits** stated a church can be built in almost all residential areas.
  - **Jeanene Bauer, 3216 Jordan Rd, Orefield, 18069**, questioned if the Planning Commission members had a mission statement for service to the community? **Township Solicitor Lisa Young** stated there is a description in the Municipal Planning Code (MPC). **Planning Commission Chairman Brian Horwith** read the description from the MPC section 209.1 to the residents.
  - **Jedd Komlos, 5270 Creekview Dr, Orefield, 18069**, questioned why the Planning Commission is ok welcoming more trucking centers and they would be bordering the Jordan Creek? Also there is not a lot of open space on the Future Land Use Map. **Planning Commission Chairman Brian Horwith** noted the Planning Commission is not welcoming more trucking centers, but is only consistently applying the existing ordinances; and further stated, regarding the areas Jedd is speaking about, to change the zoning, the property owners would need to be approached and agree to not contest making any changes to existing zoning classifications.
- **Discussion of draft Future Conditions plan section**
  - **Judy Goldstein; Gilmore & Associates** reviewed each section of the Comprehensive Plan.
  - **Jedd Komlos, 5270 Creekview Dr, Orefield, 18069** would like to see more preservation in North Whitehall Township.
  - **Karen Komlos, 3211 Jordan Rd, Orefield, 18069**, suggested the Planning Commission members need to be more creative and think about the entire Township and its residents.
  - Lehigh County Authority (LCA) should be added to the list of Community Facilities
  - **Planning Commission Vice Chairman Bob Korp** stated it will take time to complete the revisions.
  - **Planning Commission member Richard Semmel** suggested more residents come to more Township meetings, get involved, and contact your State Representative for changes to the Municipal Planning Code and other laws and regulations that impact the authorities and enforcement powers of townships.
  - **Planning Commission Chairman Brian Horwith** stated if any residents have any suggested changes, they should forward them to Township Manager Chris Garges to be forwarded to Gilmore & Associates.
- **Discussion of draft Transportation Plan section & specific improvements**
  - Now is the time to add future roadway projects.
  - Orefield Road (other half of Kernsville Rd) should also be added as a major collector.

Planning Commission Chairman Brian Horwith adjourned the meeting. Next Comprehensive Plan meeting will be Wednesday, 8/10/22 at 7pm.
Meeting Adjourned: 9:30pm
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township