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

PLANNING COMMISSION MINUTES OF JANUARY 24, 2023

Meeting brought to order, followed by the Pledge of Allegiance to the flag at 7:30 p.m., on Tuesday, January 24, 2023 by Chairman Brian Horwith

Attendance:

Supervisor Al Geosits	Vice Chairman Robert Korp
Township Manager Randy Cope	Secretary Richard Semmel
Township Zoning Officer Jeff Mouer	Bruce Stettler
Township Engineer Steve Gitch	Leonard Nuss
Township Solicitor Tom Dinkelacker	Jeff Johnson
Township Planning Administrator Jane Kelly	Richard Fuller
Chairman Brian Horwith	Rod Lowe

- **Reorganization Meeting of 2023 - Township Solicitor Tom Dinkelacker conducted the Election of Officers for 2023**

Jeff Johnson made the motion to nominate **Brian Horwith as Chairman for 2023.** Richard Semmel made the motion to nominate **Robert Korp as Vice Chairman for 2023.** Robert Korp made the motion to nominate **Richard Semmel as Secretary for 2023. Vote was taken, all agreed.**

Minutes of the December 27, 2022 meeting were approved. Motion made by Jeff Johnson, seconded by Richard Fuller, all others agreed.

1. **Troxel & Intelisano Minor Subdivision Plan –** NWT-23-012, 5250 Route 145, AR Zone, 5581 4251 1801, 4.630 Acres, 90-Day Deadline starts 12/27/22, 90-Day Deadline 3/26/23. The plan was presented by property owner Michael Intellisano and Engineer Ed Schlaner.

a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 19, 2023.
b. Zoning Officer's review is contained in his letter dated January 19, 2023.
c. This property was previously before the Zoning Hearing Board and received 2 variances for the flag pole lot and the front yard setbacks.
d. There were also deed restrictions for no future subdivisions and joint maintence of the driveway added during the Zoning Hearing Board approval.
e. The plan is proposing one house on each lot and soil testing has passed for each lot.
f. This lot was created from a subdivision in 1974 and ROW along Egypt Road was offered for dedication but the Township never accepted. **Township Solicitor Tom Dinkelacker** gave instructions as to how the previously offer ROW would be accepted now.
g. They are submitting a waiver request for a Preliminary/Final.
h. Wells are proposed on both lots but the isolation distance need to be checked on adjoining properties.
i. There is some concern regarding ACT 167 and there is a possibility of a small detention basin at the rear of the property.
j. **Township Solicitor Tom Dinkelacker** stated the stormwater BMP's on each lots will need to be a part of the home building process and in agreement with the Township officials.
k. There were lengthy discussions regarding the shared driveway and the stormwater BMP's.
l. **Township Engineer Steve Gitch** stated a note should be added to the plan regarding maintence of the stormwater BMP's.
m. **Township Solicitor Tom Dinkelacker** stated three agreements would be needed for the BMP's & the driveway, Lot 1, Lot2 & a joint agreement.
n. Sight distance shall be shown on the plan.
o. There was a lengthy discussion regarding the general utility easement around the perimeter of the property. The main concern was around the perimeter of the shared driveway. The SALDO requires a 20' utility easement around the perimeter and this would encompass the entire shared driveway. A waiver would be needed to for the shared driveway perimeter.
p. Planning Commission Richard Simmel questioned how does EMS know where to go in case of an emergency? Planning Commission member Jeff Johnson stated the green address signs, Township Zoning Officer Jeff Mouer stated it is a requirement for a C/O to have an address sign for every property. Also every new subdivision and address is sent to the 911 communication center after the plan is recorded.

Planning Commission has recommended the following conditions:

1. Developer shall address to the satisfaction of the General Planning Engineer the comments and recommendations set forth in his letter dated January 2023.
2. Developer shall address the Zoning Officer's comments as set forth in his review letter dated January 19, 2023.
3. Sight distance shall be shown on the plan.
4. **Township Solicitor Tom Dinkelacker** provided verbiage to be written as conditions in a resolution prior to final approval for this project. Resolution will be provided for review.

Planning Commission member Jeff Johnson motioned recommending the plan to be considered as preliminary/ final, Richard Semmel seconded the motion, all agreed.
Planning Commission Member Robert Korp motioned to send a favorable recommendation to the BOS subject to (i) Engineer and Zoning Officer comments, (ii) Zoning Hearing Board stipulations, (iii) right of way dedication, (iv) SALDO waiver for ten foot easement and (v) a BMP agreement Planning Commission Member Jeff Johnson seconded the motion, all agreed.

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

Planning Commission Chairman Brian Horwith asked for an update on the North Whitehall Comprehensive Plan.

- **Township Manager Randy Cope** stated the plan is on the Board of Supervisors agenda 2/6/23 for approval at a public hearing.

Township Zoning Officer Jeff Mouer updated everyone on the Zoning Ordinance review process.

- A committee has been formed, Robert Korp, Richard Fuller, Tom Dinkelacker, Al Geosits, Randy Cope, Aubrie Miller and Jeff Mouer.
- Gilmore & Associates will be appointed at the 2/6/23 Board of Supervisors meeting and Judy will also be on the committee.
- The is an agenda with tentative date and the kick off date is currently 2/13/23 (which might change)

Planning Commission member Richard Semmel questioned the relationship between the developer and the Township. He wanted the time extension process explained.

- **Township Zoning Officer Jeff Mouer** explained time extensions are handled administratively, but the Board of Supervisors can deny the plan.

Township Resident Tom VanVreede, 5027 Church Dr, 18037, stated the time on the website is inconsistent for the meeting start times and needs to be corrected.

Planning Commission Chairman Brian Horwith adjourned the meeting at 8:38pm.

Meeting Adjourned: 8:38pm.
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township