NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION
Lehigh Carbon Community College, 4525 Education Park Drive, Schnecksville, PA 18078
Lisa Jane Scheller Community Services Center Building 7 –Room 203 (Parking Lot F)

PLANNING COMMISSION MINUTES OF SEPTEMBER 24, 2024

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, September 24, 2024 by Chairman Brian Horwith

Attendance:

Supervisor Al Geosits	Vice Chairman Robert Korp
Township Manager Randy Cope	Secretary Richard Semmel
Township Director of Operations Jeff Mouer	Bruce Stettler
Township Zoning Officer Aubrie Miller	John Barto
Township Engineer Steve Gitch	Jeff Johnson
Township Solicitor Tom Dinkelacker	Richard Fuller
Township Planning Administrator Jane Kelly	Kathy Crawford
Chairman Brian Horwith	Alternate Sean Ziller

Minutes of the August 27, 2024 meetings were approved. Motion made by John Barto, seconded by Robert Korp, all others agreed.

Township Director of Operations Jeff Mouer requested the Planning Commission members, consultants and the residents speak loudly and clearly when commenting to allow everyone can hear them. He also stated the meeting has a hard stop at 9:45pm due to the LCCC requirement of vacating the building no later than 10pm.

1. **Rising Sun Subdivision**- Major Subdivision, NWT-240-24-003, Preliminary, Parcel 1321, 1322, 1323 Rising Sun Rd, AR/AR-L zone, PIN 5581 0470 1843, 5581 0292 5927, 5581 0520 5581, 101.6 Acres, 110 proposed lots. The plan and waivers were presented by Attorney Kim Freimuth, Developer Steve Munz, Engineers Joon Pak and Traffic Engineer Ben Guthrie.
   - The subdivision has received conditional approval from the Board of Supervisors for cluster development.

❖ **Consideration of Planning Module 4A-**
- While not necessarily typical there was a lengthy discussion about the Planning Commission's review and comment on the DEP's required Planning Module for developments such as Rising Sun.
- Planning Modules historically have been handled administratively by township staff, however the staff wanted to offer the opportunity for the Planning Commission to review.
- Planning Commission Chairman Brian Horwith questioned who completes the modules. Township Engineer Steve Gitch stated the Township staff and himself complete the modules. Brian suggested the module forms should be completed, and the full packets presented to the Planning Commission for review.
- Planning Commission Vice Chairman Robert Korp stated the Planning Commission should not recommend to approve or deny the module this month, they should wait until the October Planning Commission meeting when the members have more time to thoroughly discuss the module.

❖ **Waiver Requests from:**

a. **SALDO Attachment 3 - A.2 / SALDO Section 375-69.D** - Waiver is requested from providing a required plan scale of l" = 50'. Rather, the overall plans are drawn at 1" = 120' with detailed plans at l" = 80' for existing features and l" = 60' for all other detail plans. **Richard Semmel motioned to favorably recommend the Board of Supervisors grant the waiver, Jeff Johnson second the motion, vote taken, all agreed, motion carried.**

b. **SALDO Attachment 3 - A.9 / Attachment 8 - Appendix C** - Waiver from providing profiles at a required scale of l" = 50' horizontal and l" = 5' vertical. Rather, detailed plans are drawn at a scale of l" = 60'. **Richard Semmel motioned to favorably recommend the Board of Supervisors grant the waiver, Jeff Johnson second the motion, vote taken, all agreed, motion carried.**

c. **SALDO Attachment 3- D and E** - Waiver from providing natural and man-made features within 200 feet of the site boundaries. **Kathy Crawford motioned to recommend the Board of Supervisors grant the waiver, subject to conditions if more information is needed by the Township, it will be supplied, and that an aerial photo be added to the plan, John Barto seconded the motion, vote was taken all agreed, motion carried.**

d. **SALDO Section 375-29.G -** This section requires significant physical features within 200 feet of and within the site, including properties across roadways, to be shown on the plans, including (l) areas of steep slopes greater than 15%; (2) structures, tree masses, creeks, quarries, major drainage channels and stormwater detention areas; (3) contours at suggested intervals: (a) two feet for slopes 15% or less; and (b) five feet for slopes over 15%; and (4) source of elevation datum. **Kathy Crawford motioned to recommend the Board of Supervisors grant the waiver, subject to conditions if more information is needed by the Township, it would be supplied, and an aerial photo be added to the plan, John Barto seconded the motion, vote was taken 8-yes, 1-no, motion carried.**

e. **SALDO Section 375-57.E.3.a** - Waiver from providing a required curve radius of local streets of 200 feet at four (4) of the twelve (12) curve radii shown on the plan, which have a curve radius of 150 feet. **No action was taken on this waiver request; Township Engineer Steve Gitch commented sight distance detail is needed to take any action on the request**

f. **SALDO Section 375-57.C**- This section provides that where a subdivision abuts an existing collector street, the Supervisors shall require one or more of the following methods of layout and site design if it determines one or more of these methods will be reasonable, feasible and necessary to avoid increased traffic congestion and improve traffic safety:
- The use of a marginal access or frontage street or access only onto side or interior streets, to collect traffic from numerous driveways and direct it to a select few number of entrances to the arterial or collector street; and/or
- The restriction of ingress and egress involving left-hand turns onto or off of the arterial or collector street; and/or
- The prohibition of driveways from individual dwellings entering directly onto an arterial or collector street.

Brian Horwith motioned to recommend rejecting the waiver of Section 375-57.C and further recommending the Board of Supervisors apply Section 375-57.C (3) prohibiting driveways from individual dwellings entering directly onto an arterial or collector street, Robert Korp second the motion, vote taken, 7-yes 2-no motion carried.

g. SALDO Attachment 11 - Appendix F.04.F - Waiver to allow a maximum inside slope of earth detention basin embankments of three horizontal to one vertical instead of the required five horizontal to one vertical. **Brian Horwith motioned to grant the waiver on condition of suitable fencing, John Barto second the motion, vote taken, all agreed, motion carried.**

- **Planning Commission member Richard Semmel** questioned if there was a speed study completed on Rising Sun Road**?**
- There was a lengthy discussion on Section 375.57.C
- **Planning Commission member Sean Ziller** stated he was unclear on the waiver request.
- **Planning Commission member Richard Fuller** stated he would suggest not to waive and/or recommend the 8 driveways on Rising Sun Rd without improvements. The roads should be internal, reverse frontage.
- **Planning Commission members John Barto and Kathy Crawford** both agree with Richard Fuller.
- **Planning Commission member Jeff Johnson** stated not all 8 home's residents will be leaving at the same time.
- **Planning Commission member Bruce Stettler** stated the plan is fine the way it is now, keep the cost down so the middle class can afford their homes.
- **Planning Commission Secretary Richard Semmel** stated if the plan is approved with the driveways exiting along Rising Sun Road the driveways should be lined up as to not have headlights shining into houses, but he also prefers internal roads, reverse frontage.
- **Planning Commission Vice Chairman Robert Korp** stated the traffic calming measures added to Rising Sun Road in the area of the proposed subdivision is a positive, but he still does not see the hardship to grant the waiver.
- **Township Supervisor Al Geosits** questioned if there will be sidewalks and/or curbing? He also questioned how wide they were improving Rising Sun Road? Supervisor Geosits was fine with the 8 lots fronting on Rising Sun Road. The Developer stated the development would have curbing and sidewalks.
- **Township Zoning Officer Aubrie Miller** stated the Township can not put restrictions on the lots fronting on Rising Sun Road as to how they park in their driveways or if they pull into or back out of their driveways.
- **Township Director of Operations** Jeff Mouer questioned if the median was going to be concrete or stripping?
- **Planning Commission Chairman Brian Horwith** stated he has concerns with concrete medians, what impact will they have with the Township plow trucks? Has anyone spoken to the public works department about these medians? Brian also believes driveways directly accessing Rising Sun Road as part of this new development represent poor planning. The considerations for the long term for this project require not having driveways directly access Rising Sun Road, but rather have the plan follow the townships ordinance to limit the access to roads internal to the development
- **Township Manager Randy Cope** stated training will be involved with Township Public Works department with the concrete medians.

Comments from the Residents:

- **Dale Remaley, Slatington,** is very concerned with concrete medians, he is a farmer, and he needs to get his combine down Rising Sun Road. How will he do that with the concrete median in the way?
- **Mark Hollan, Laurys Station,** stated he would like to see the traffic calming features. He is also concerned with any additional traffic that might come through Wynnewood terrace to get to Canterbury.
- **Dan Beers, Slatington,** is concerned with the traffic and speeding in the hard turns on Rising Sun Road. The cars come flying down that road.
- **Kerry Kedl, Laurys Station**, stated he didn't see the hardship for the waivers to be granted and he believes the plan should be redesigned.
- **Fred Kleinhenz, Laurys Station**, questioned when Rising Sun Road is widened, will there be a shoulder? Where will the off street parking be for the homes on Rising Sun Road?
- **Heather Skorinko, Coplay,** stated farm equipment goes up and down Rising Sun Road all the time, this road needs to be safe for both residents and the farmers.
- **Dennis Klusartiz, Slatington,** questioned if there was a speed study done yet and if not there should be, there have been many casualties on Rising Sun Rd.
- **Sue B, Slatington,** stated the traffic on Rising Sun Road is a lot heavier now than it was 40 years ago.
- **Csala Beers, Slatington,** stating the medians are not going to stop the people from speeding, they are only to cause more problems. And Rising Sun Road is very poorly lite.

Township Engineer Steve Gitch stated sight distance is needed to answer on these waivers
Planning Commission Secretary Richard Semmel is concerned about the residents planting in the sight distance.

John Barto motioned to table the plan, Bruce Stettler second the motion, all agreed, motion carried.

Planning Commission Vice Chairman Robert Korp stated a few items he'd like to see on the next submission: lighting plan, details 3 & 4 trial connecters, phases for wastewater treatment plant, more details on the fence on retaining wall. The crosswalk is a positive.
Township Manager Randy Cope would like to see a connection to the D&L trail.

Planning Commission Chairman Brian Horwith adjourned the meeting at 9:36pm

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