NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION
North Whitehall Township Municipal Building, 3256 Levans Road, Coplay PA 18037
PLANNING COMMISSION MINUTES OF JUNE 23, 2026

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, June 23, 2026, by Chair Brian Horwith.

Attendance:

Supervisor Richard Semmel	Planning Commission Member Sean Ziller
Planning Commission Chair Brian Horwith	~~Planning Commission Member John Barto~~
Planning Commission Vice Chair Bob Korp	Township Zoning Officer Aubrie Miller
~~Township Manager Randy Cope~~	Township Engineer Dave Alban
Planning Commission Secretary Kathy Crawford	Township Planner Kevin Murphy
~~Planning Commission Member Jeff Johnson~~	Township Solicitor Tom Dinkelacker
~~Planning Commission Member Rich Fuller~~	~~Fire Code Admin Jim Steward~~
Planning Commissioner George Borman	

Meeting minutes from the April 28, 2026 PC Meeting and the May 26, 2026 PC Meeting motion by S. Ziller seconded by B. Korp unanimously approved; S. Ziller seconded by G. Borman unanimously approved

1. Zoning Amendments 2026-9
    a. Section 440-10 “Permits and Certificates”
    b. Section 440-31 “Definitions” – Kennel, Pet Grooming Establishment, Industrial Office, and Limited Pet Grooming
    c. Section 440-37 “Table of Permitted Uses by district”
    d. Section 440-40 “Use Regulations”
    e. Section 440-50 “Light, glare, and heat control”
    f. Section 440-57 “Design standards for off-street parking”
    g. Section 440-38.A “Building Coverage column removal”
        i. Township Planner introduced the history of this ordinance
        ii. Township Zoning Officer gave a greater overview of the ordinance section by section
            1. Provided details for each change as written and provided in summary letter
            2. Highlighted that the variance process is there to allow for zoning relief if requested
            3. Explained that the update is part of the continuing work of staff to refine existing and updated ordinances
    h. PC Member Questions: Asked about additional requirements such as street lighting pacing, location of uses such as the proposed Kennel use, requests to correct typos in the update; Request to receive these updates before public notice was taken, the Township Planner explained that it was previously not the policy of North Whitehall Township to share updates prior to public notice however, that is being changed by the Township Director of Operations and the Township Manager. Future updates will follow the new procedure.
    i. Public Comment: D. Klusaritz at 2123 Rising Sun Road: Is the six-acre minimum too large of a requirement? Do we have a count on how many dogs could be permitted? Based off of lot size
    j. Recommendation: Motion by B.Korp seconded by S. Ziller to find that the ordinance amendment is consistent with the Comprehensive Plan and supports the adoption of ordinance.

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

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Meeting Adjourned: 8:10 PM
Kevin J. Murphy Jr.
Township Planner/Assistant Zoning Officer
North Whitehall Township