

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 FEBRUARY 25, 2025

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, February 25, 2025, by Vice Chairman Robert Korp.

Attendance:

Supervisor Al Geosits	Vice Chairman Robert Korp
Township Manager Randy Cope	Secretary Richard Semmel
Township Director of Operations Jeff Mouer	John Barto
Township Planner Kevin Murphy	Jeff Johnson
Township Engineer Steve Gitch	Richard Fuller
Township Solicitor Tom Dinkelacker-ZOOM	Kathy Crawford
Township Solicitor Ben Shepherd	Sean Ziller
Township Planning Administrator Jane Kelly	

Minutes of the January 28, 2025 and January 29, 2025 meetings were approved. Motion made by John Barto, seconded by Kathy Crawford, all others agreed.

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 and Engineer Joon Pak.
 - o Waiver Requests from:
 - o **SALDO Section 375-57.B.3(b)**: Waiver from providing a 75 foot minimum tangent length between a curve and the intersection of Road B and Road A at Lots 75 and 76 where only approximately a 51 foot tangent length is proposed.
 - o **SALDO Section 375-57.B.3(b)**: Waiver from providing a 75 foot minimum tangent length between a curve and the intersection of Road B along Road A between lots 7 and 8 where there is a 650 foot curve and no tangent length.
 - o **SALDO Appendix F – Section F.05.B**: Waiver to allow private storm sewer pipes under proposed streets to be constructed of HDPE rather than reinforced concrete pipe (RCP).
 - o **SALDO Section 375-73.B and 375-73.C**: Waiver from providing a drainage and utility easement around the perimeter of every lot at a width of 20 feet, which is permitted to be reduced to 10 feet for each lot if a 10 foot minimum easement exists on the abutting side of the abutting lot. Applicant is proposing drainage and utility easements only along the frontage of every lot.
 - a. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated February 19, 2025.
 - b. Keystone Traffic Engineers have reviewed the plan and offered their comments and recommendations in a letter dated January 22, 2025.
 - c. Zoning Officer's review is contained in his letter dated February 18, 2025.
 - d. North Whitehall Emergency Services' review is contained in their letter dated February 18, 2025.
 - e. The current proposed plan no longer has driveways accessing Rising Sun Road. They are now reverse frontage with an alley and 2 shared driveways each.
 - f. The plans still have stormwater issues to be detailed, such as the spray irrigation system.
 - g. HOA documents need to be submitted to the Township for review and comments.
 - h. There was a lengthy discussion regarding the possible dedication of roads and utilities
 - i. **Township Solicitor Tom Dinkelacker** suggested the roads are dedicated to the Township and the utilities in the ROW are also the Township's responsibility.
 - ii. **Planning Commission member Kathy Crawford** suggested roads and utilities in the ROW dedicated to the Township are noted on the plan.
 - iii. Developer will add a table or notes detailing the improvements to be dedicated to the Township vs. those to be maintained by the HOA.
 - i. The plan is proposing underground basins and **Planning Commission Vice Chairman Robert Korp** suggested visual signs be posted to make homeowners aware of these underground basins and prevent trees or heavy structures from damaging them. Bob also requested the manufacturer's recommended annual maintenance and inspections be documented in reports submitted to the Township.
 - j. There are concerns regarding the roof runoff and how the homeowners will channel the discharge to avoid creating point sources close to the property line. It was suggested the HOA have a document telling the homeowners where they are allowed and not allowed to channel the discharge.
 - k. North Basin 1 is proposing to discharge concentrated stormwater flows onto steep slopes. The developer has options as to where to direct the discharge.
 - l. There will be a 4' high fence on top of the wall around North Basin 1. This shall be detailed on the plan.
 - m. Additional traffic at Route 145 and Rising Sun Rd. may meet signal warrants. Developer's traffic engineer and the Township engineer to further review.
 - n. There was a lengthy conversation regarding an easement to continue the trail to the LCA parcel in the Wynnewood Development. Both the Township and the developer need to contact LCA to discuss this.
 - o. **Fire Chief Jim Steward** questioned if the HOA would enforce the shared driveway maintenance.
 - p. **Township Manager Randy Cope** questioned who would be responsible for maintaining the sections of the shared driveway between the lots previously accessing Rising Sun? **Attorney Freimuth** stated they are still working on this area.
 - q. **Township Director of Operation Jeff Mouer** suggested the maintenance of the shared driveways should be written into the snow emergency plan.
 - r. **Planning Commission member Kathy Crawford** suggested flipping the driveways on lots 85 & 110 to create greater separation from the intersection. She also questioned if the pump station would be built during phase 1, the developer stated yes. Kathy asked who plows the walking paths and parking lots, and she requested landscaping be installed around the paths.
 - s. **Planning Commission Secretary Richard Semmel** thanked the developer for reversing the driveways from Rising Sun, but he is still concerned with the shared driveways, maybe make the maintenance part of the HOA. Are there sidewalks along Rising Sun Road? Developer stated yes. He also questioned if this property has any landscaping where it adjoins another property, will there be a connection with the D & L Trail?
 - t. **Planning Commission member Richard Fuller** stated he appreciates the work on the changes made on this plan.
 - u. **Township Supervisor Al Geosits** questioned the lighting plan, he would like to see more lights, every 150' on every other side of the street. **Planning Commission Secretary Richard Semmel** suggested Dark Sky Lights. **Township Supervisor Al Geosits** questioned the D & L Trail and the 2 loops on the plan, he would also like to see benches, trees and a playset.

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- v. **Township Manager Randy Cope** shared a letter from LVPC he received this afternoon. There was concerned with the loop road connection and ACT 167 drainage.
- w. **Planning Commission member Kathy Crawford** questioned cluster mailboxes or individual mailboxes? The Developer stated cluster mailboxes were not proposed.

Resident's comments:

Kerry Kedl, Laurys Station, questioned who is responsible for the detention basin? Planning Commission Vice Chairman Robert Korp sated the HOA.

Gary Matika, Schnecksville, stated the Township should have a street light requirement if they don't already.

Fred Kleinhenz, Laurys Station, questioned if the sewage planning module is still going to be on meetings and will this be an open meeting? **Attorney Freimuth** stated the design of the plant is with LCA and their meetings are open.

Waivers:

- o **SALDO Section 375-57.B.3(b)**: Waiver from providing a 75 foot minimum tangent length between a curve and the intersection of Road B and Road A at Lots 75 and 76 where only approximately a 51 foot tangent length is proposed.

- o **SALDO Section 375-57.B.3(b)**: Waiver from providing a 75 foot minimum tangent length between a curve and the intersection of Road B along Road A between lots 7 and 8 where there is a 650 foot curve and no tangent length.

Jeff Johnson motioned to send a favorable recommendation to the Board of Supervisors for these waivers on both roads, Sean Ziller second the motion, all others agreed, motion carried.

- o **SALDO Appendix F – Section F.05.B**: Waiver to allow private storm sewer pipes under proposed streets to be constructed of HDPE rather than reinforced concrete pipe (RCP).

John Barto motioned to send a favorable recommendation to the Board of Supervisors for this waiver Richard Semmel second the motion, Al Geosits voted no, all others agreed, motion carried.

- o **SALDO Section 375-73.B and 375-73.C**: Waiver from providing a drainage and utility easement around the perimeter of every lot at a width of 20 feet, which is permitted to be reduced to 10 feet for each lot if a 10 foot minimum easement exists on the abutting side of the abutting lot. Applicant is proposing drainage and utility easements only along the frontage of every lot.

No motion or vote was taken on this waiver.

- x. There was more discussion on an additional easement between lots 65 & 66 towards the roadway with the Developer to coordinate with staff and propose a general utility easement or additional location-specific utility easements beyond the frontage of the lots to permit future utilities through the subdivision.

Richard Semmel motioned to table the plan, Jeff Johnson second the motion, all others agreed, motion carried.

- 2. **Kornfeind Realty Car Wash**- Special Exception, NWT-240-25-001, Parcel 2228 Old Post Rd, C Zone, PIN 5479 9787 7431, 2.04 Acres.
The plan was presented by Engineer Steve Pany.
 - a. Korp noted the PC was being asked to review the Special Exception for the purposes of recommending any conditions to the ZHB and that a separate Land Development plan would be submitted and reviewed later if the Special Exception is granted.
 - b. Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated February 19, 2025.
 - c. Zoning Officer's review is contained in his letter dated February 5, 2025.
 - d. North Whitehall Emergency Services' review is contained in their letter dated February 18, 2025.
 - e. The proposed plan is a carwash in the rear of the Kornfeind property.
 - f. The property has already received Zoning Hearing Board approval for a second use, apartments.
 - g. The developer is anticipating 30 cars per day.
 - h. The water is proposed to be recycled
 - i. **Planning Commission Secretary Richard Semmel** questioned the developer's engineer Steve Pany on the proposed apartment plan for this same location. Mr. Pany responded the apartments would not be pursued if the car wash cleared all approvals.
 - j. **Township Supervisor Al Geosits** stated he was looking for a reject lane from the carwash queue. Members Fuller & Korp agreed.
 - k. **Planning Commission member John Barto** stated he doesn't see how this plan is going to work.
 - l. **Planning Commission member Kathy Crawford** stated the parking lot is miserable and this will make it worse.

Sean Ziller motioned to recommend the Zoning Hearing board require that the site layout be acceptable to emergency services, Jeff Johnson second the motion, all others agreed, motion carried.

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

Planning Commission member John Barto mention adjourned the meeting Jeff Johnson seconded the motion.

Meeting Adjourned: 9:30pm
Jane K. Kelly
Planning/Recording Secretary
North Whitehall Township