CALL TO ORDER

Mrs. Snover called the meeting to order at 7:00 p.m. The following members were present: Leslie Walker, Harold Powell, Kenn Edinger, Grace Messinger, Don Wright, Jim Daley and Lee Snover. Also present were Wendy Nicolosi, Township Solicitor, Ron Gawlik, Township Engineer and Howard Kutzler, Township Manager.

REORGANIZATION OF THE PLANNING COMMISSION

Township Solicitor Wendy Nicolosi called for nominations for the office of Chairperson of the Planning Commission. Mr. Daley nominated Mrs. Snover. The nomination was seconded by Mrs. Messinger. There being no other nominations, the nominations were closed. Mrs. Snover was thereupon unanimously elected Chairperson by voice vote. Ms. Nicolosi then turned the meeting over to Mrs. Snover, who called for nominations for Vice Chairperson of the Planning Commission. Mr. Edinger nominated Mr. Daley and Mr. Wright seconded the nomination. There being no other nominations, the nominations were closed. Mr. Daley was thereupon unanimously elected Vice Chairperson by voice vote. Mrs. Snover called for nominations for Secretary of the Planning Commission. Mr. Daley nominated Mr. Edinger and Mr. Powell seconded the nomination. There being no other nominations, the nominations were closed. Mr. Edinger was thereupon unanimously elected Secretary by voice vote.

COURTESY OF THE FLOOR

Mrs. Snover stated she would take general comments during “Courtesy of the Floor” on anything that does not deal with the agenda; however, anyone with specific, technical questions on an agenda item should wait until that agenda item is discussed to offer their comments or questions.

David Harte, 1177 N. 6th St, Whitehall – Mr. Harte stated he was Vice-President of PA Venture Capital and appeared before the Board of Commissioners in 2011 to see if there was interest in re-zoning a property on Route 191. The Board of Commissioners suggested Mr. Harte come before the Planning Commission. Mr. Harte stated the property he is interested in re-zoning is the Hess property which is adjacent to the shopping center and he is looking to extend the Neighborhood Commercial zoning to include the Hess property for a convenience store with gas pumps. Mr. Harte added that the properties on the other side of Route 191 are all commercial and he is looking for the Planning Commission’s input. Mr. Harte stated that he has met with PennDOT and there may be a possible traffic light at their entrance.

Mrs. Messinger questioned whether this is the same site as a previous plan that was presented to the Planning Commission because if it is, she remembers there being a concern regarding the slope. Mrs. Snover replied that it was the same site and while she advocated the re-zoning, was concerned with the other residential properties.

Solicitor Nicolosi commented that the Board of Commissioners’ position was not to consider re-zoning until they had a plan in front of them. Mr. Edinger stated he would be in favor of the re-zoning but needs more information. Mr. Edinger would like to see a second entrance and berming addressed. Mr. Harte stated he would submit an application along with traffic data from PennDOT. Mr. Edinger suggested the application be submitted as a sketch plan.
Mrs. Snover took a straw poll and it was the consensus of the Planning Commission members that they would be interested in re-zoning but want more information.

**APPROVAL OF MINUTES**

Mr. Daley made a motion, seconded by Mr. Walker, to approve the minutes of the December 21, 2011 regular public meeting of the Planning Commission as presented. The motion carried by a 6-0 (Mrs. Messinger abstained).

**CORRESPONDENCE**

Mrs. Snover noted the correspondence as listed on the Planning Commission agenda of January 23, 2012 and asked that any member of the Planning Commission that did not receive any of the correspondence to please contact staff.

**OLD BUSINESS**

**FIELD OF DREAMS PHASE 1 SUBDIVISION AND LAND DEVELOPMENT – FINAL PLAN**

Mr. Kutzler advised that a time extension is needed.

Mrs. Messinger made a motion, seconded by Mr. Wright to deny the Field of Dreams Phase 1 Subdivision and Land Development Final Plan for failure to comply with the Township Engineer’s February 23, 2009 and Township Planning Consultant’s November 19, 2008 review letters unless a time extension is received prior to the Board of Commissioners’ meeting of February 6, 2012.

**BETHLEHEM AREA VOCATIONAL TECHNICAL SCHOOL HAINES TRACT SUBDIVISION – PRELIMINARY PLAN**

Lisa D’Andrea of Czop Engineering was present.

Ms. D’Andrea stated that she was present to talk about waiver requests. Ms. D’Andrea explained that the plan proposes 9 residential lots with 1 lot being retained by Vo-Tech. Ms. D’Andrea stated the applicant is requesting a waiver of the street width within the development from 30’ to 26’ and a waiver of sidewalks along the cul-de-sac street in order to meet the criteria for stormwater management regulations.

Ms. D’Andrea noted that they would be providing widening, curb and sidewalk on the west side of Hecktown Road. ADA ramps and a pedestrian crossing will be provided on the north side of the new intersection. Ms. D’Andrea added that a deferral of improvements on the east side of Hecktown Road is also being requested.

The Planning Commission discussed the waiver request for interior sidewalks. Mrs. Messinger asked if alternative material has been considered for the sidewalk. Ms. D’Andrea responded that if the waiver request is not successful, she will look at impervious concrete to help reduce stormwater runoff. Ms. D’Andrea then asked if one side of sidewalk can be waived. Mrs. Snover commented that one side of sidewalk would look unattractive and Mrs. Messinger agreed. Mrs. Messinger added that if the road is going to more narrow, there will be a need for a place to walk. Mrs. Messinger suggested that the provide all of sidewalk with porous concrete.

The Planning Commission discussed stormwater. Ms. D’Andrea explained that instead of one detention basin, each lot will have underground infiltration with water discharging between the lots. Mr. Gawlik
stated that the area is at the top of the drainage area and stormwater currently discharges to the rear of adjacent properties. Mr. Gawlik added that the applicant is trying to look at ways to cut back on the stormwater discharging onto neighboring properties.

With respect to the waiver request of the street width of the cul-de-sac from 30’ to 26’, Mr. Edinger expressed his concern regarding the turning radius. Ms. D’Andrea stated that the applicant will only be reducing the width of the cul-de-sac up to the radius and there will be no impact on emergency vehicles accessing the site. Ms. D’Andrea asked if it would be acceptable to put paver blocks in the center of the cul-de-sac bulb. Mr. Walker noted that could cause a plowing issue and Mr. Gawlik added that would require input from the Public Works Department. Mrs. Messinger asked about the use of a porous pavement for the entire roadway. Mr. Gawlik responded that porous pavement requires different care and input regarding how it would hold up to salting and plowing would need to come from the Public Works Department.

When Mrs. Snover asked what the pleasure of the Planning Commission was regarding the waiver requests, Mr. Edinger made a motion, seconded by Mr. Daley, to grant the waiver to reduce the width of the cul-de-sac from 30’ to 26’ feet (bulb of the cul-de-sac remains the same), require sidewalk on both sides of the cul-de-sac and defer improvements on the east side of Hecktown Road. Mr. Kutzler added that the Township may restrict parking to one side of the cul-de-sac.

NEW BUSINESS

SHEUERMAN – BOUNDARY LINE ADJUSTMENT

Tom Morganelli, PLS, was present.

Mr. Morganelli explained that the plan proposes a transfer of 6,600 sq. ft. from one lot to another along with the acquisition of half of the 15 ft. unopened alley to create two 11,750 sq. ft. lots. Mr. Morganelli stated he was present to discuss the Township Engineer’s review letter of January 13, 2012. Mr. Morganelli requested a deferral of curbing, sidewalk, right-of-way dedication and street trees. Mr. Morganelli also requested clarification of the comment requiring a 15-foot radius. Mr. Gawlik responded that the 15’ radius is to be measured from the existing right-of-way.

There being no further discussion, Mr. Edinger made a motion to approve the Scheuerman Boundary Line Adjustment subject to the Township Engineer’s January 13, 2012 letter with the deferral of right-of-way dedication and pavement widening, installation of concrete curb, installation of sidewalks and driveway aprons, and installation of street trees and the waiver from the required plan scale of 1”=50’. The motion was seconded by Mrs. Messinger and carried unanimously.

ADMINISTRATIVE REVIEW

FREEMANSBURG SQUARE LAND DEVELOPMENT MAJOR SUBDIVISION
PRELIMINARY PLAN

PEOPLES FIRST FEDERAL CREDIT UNION LAND DEVELOPMENT – PRELIMINARY PLAN

BASILE SENIOR HOUSING, LLC MAJOR SUBDIVISION – PRELIMINARY PLAN
Mr. Kutzler advised there was nothing new to report on any of the plans in Administrative Review.

**ZONING TEXT AMENDMENT**

Mr. Kutzler stated that this zoning text amendment is required for the Madison Farms project and law requires that the Planning Commission receive the proposed zoning ordinance amendment 30 days prior to the meeting it will be discussed. This matter will be on the Planning Commission February 27, 2012 meeting agenda and Mr. Kutzler asked that the Planning Commission review the ordinance and contact him (Mr. Kutzler) or Solicitor Nicolosi with any questions.

**ADJOURNMENT**

Mr. Daley made a motion to adjourn the meeting at 7:40 p.m. The motion was seconded by Mrs. Messinger and carried unanimously.

**NEXT PLANNING COMMISSION MEETING**

Monday, February 27, 2012 – Regular Public Meeting

Respectfully submitted,

Judy Todaro
Recording Secretary

Howard Kutzler
Director of Planning & Economic Development