

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
FEBRUARY 15, 2017**

PLANNING COMMISSION

James Molinaro, Chairman
Robert Piligian, Vice Chairman
Ann Freyman, Secretary
Neil Ehrlichman, Member - Absent
Robert Zentz, Member - Absent
Robert Loosli, Member-
Maxwell Charles, Member-Absent

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of
Planning, Zoning & Development
Frank J. Clark, Keystone Consulting
Engineers

Charles J. Fonzone, Esq. Township Solicitor

Meeting called to order at approximately 7:30 PM.

Chairman Molinaro read the Fair Housing Statement as required.

A) SUBMISSION REVIEW

INDEX #894-17 – LOT LINE ADJUSTMENT OF 3342 W. COLUMBIA STREET
3342 W. COLUMBIA STREET
LOT LINE ADJUSTMENT

This item was tabled at the request of the applicant.

INDEX #1892-16 – KEYSTONE HARLEY-DAVIDSON
EBERHART ROAD & 7TH STREET
MAJOR SUBDIVISION

Mike Jeitner of Bohler Engineering, Tony Ganguzza of Boyle Construction and Bob Eggstein of Keystone Harley Davidson were present.

Mr. Jeitner explained that the proposed project is part of the Lidl Subdivision/Gilboy Property. Project will be a 3 acre tract that will connect to the access road that will lead to the new signalized intersection. Traffic and stormwater improvements of Lidl encompassed the Harley development. The owner of the proposed business is relocating the Parryville Dealership but not the State PennDOT Training Course.

Tony Ganguzza explained that they were before the Zoning Hearing Board for signage and received approvals.

Mr. Piligian wanted to note that the in reviewing the plan of the residual Gilboy tract – there will be concerns with frontage going forward with any new development. Mr. Jeitner explained that it was meant to be a conceptual plan only.

In reviewing waiver letter, #1 is being deleted - #2 thru #15 are ok.

Discussion ensued regarding a condition of no construction until improvements of Lidl are finished. It was determined that the following condition will be agreed upon:

Developer has agreed that no construction on site shall begin until:

- a. the downstream storm sewer is in place and functional to the satisfaction of Township Staff.
- b. The access driveway to the west of the Harley Davidson site is constructed to a minimum of a binder, again acceptable to Township Staff and/or PA Dept. of Transportation.
- c. The improvements at the intersection of Seventh Street and Eberhart Road are constructed to be accepted and/or approved for use by PennDOT.
- d. The final language of these conditions is subject to modification as needed by Staff and/or Developer.

MR. PILIGIAN motioned to recommend preliminary approval based on Planning's letter dated 2/13/17 and KCE's letter dated 2/14/17 with conditions that granting of the waivers that have been applied for as well as the previously noted conditions regarding construction improvements. Seconded by **MR. LOOSLI**. Vote taken 4-0 to approve.

MR. PILIGIAN motioned to recommend upgrade to final approval, seconded by **MS. FREYMAN**. Vote taken 4-0 to approve.

INDEX #1879-15 – LEHIGH VALLEY CARS
3848 LEHIGH STREET
MAJOR SUBDIVISION

Mike Ozalas, Esq., Jerry Mekolochik and Neil Policelli-Engineer were present.

Response letter distributed to Planning Commission.

Mr. Policelli indicated that all items can be address from KCE's review letter.

It was advised that the drainage issues have been addressed and private driveway has been resolved.

MR. PILIGIAN motioned to recommend preliminary plan approval based on Planning's letter dated 2/14/17 and KCE's letter dated 2/15/17 w/conditions, seconded by **MR. LOOSLI**. Vote taken 4-0 to approve.

MR. PILIGIAN motioned to upgrade to final plan approval, seconded by **MR. LOOSLI**. Vote taken 4-0 to approve.

B) DISCUSSION ITEM:

2016 PLANNING COMMISSION ANNUAL REPORT – This item was tabled.

C) OTHER:

Approval of 9/21/16 & 1/18/17 Meeting Minutes as submitted.

D) ADJOURNMENT:

Meeting adjourned at 8:48 PM.