

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
JUNE 15, 2016**

PLANNING COMMISSION

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

TOWNSHIP PERSONNEL

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

Christopher W. Gittinger, Esq. for
Charles J. Fonzone, Esq. Township Solicitor

Meeting called to order at approximately 7:30 PM.

A) SUBMISSION REVIEW

INDEX #1885-16 – WICKED SWEET
3010 S. 2ND STREET
SPECIAL EXCEPTION

Jessica Pelletier was present.

In reviewing comment letters it was determined that proof of availability to utilize church parking lot will be required. Hours of operation will be Tuesday thru Friday 10-6 and Saturday 10-2. There will be no truck deliveries, materials needed for the week will be brought in by Ms. Pelletier.

MR. PILIGIAN motioned to recommend special exception approval based on Planning's letter dated June 14, 2016, KCE's letter dated June 14, 2016 w/condition that applicant supply to satisfaction of Zoning Hearing Board written approval of church parking availability, seconded by **MR. ZENTZ**. Vote taken 6-0 to approve.

INDEX #1886-16 – T-MOBILE/VALLEY CENTRAL
210 FULLERTON AVENUE
SPECIAL EXCEPTION

Allison Fritzges of Riley Riper Hollin & Colagreco and Petros Tsoukalas of Maser Consulting were present.

MS. FRITZGES provided photo simulations of the visibility study. First view shows from Fullerton Avenue – 3 antennae will be mounted w/dish and can be painted white. Second view facing west show 3 antennae and rear view shows 3 antennae. Equipment cabinets will be located on gas station side of property. Will be obtaining zoning hearing board for the special exception approval as well as the overage of impervious coverage.

MR. TSOUKALAS advised that a structural analysis was done on the roof and provided adequate for support of the sleds.

MR. PILIGIAN requested screening along the rear property line.

MR. PILIGIAN motioned to recommend special exception approval based on Planning's letter dated June 14, 2016, KCE's letter dated June 14, 2016 w/condition that applicant submit structural report for review by engineer and additional screening along rear being subject to approval of staff, seconded by **MR. DROSNOCK**. Vote taken 6-0 to approve.

INDEX #1878-15 – PROPOSED GROCERY STORE (LIDL)
2845 MACARTHUR ROAD
MAJOR SUBDIVISION

This item was tabled at the request of the applicant.

INDEX #1862-14 – MCDONALD'S
2998 MACARTHUR ROAD
MAJOR SUBDIVISION

Mike Jeitner, Bohler Engineering was present representing the applicant.

MR. JEITNER explained that previous stormwater concerns have been addressed. KCE has approved waiver requests – majority being stormwater issues due to the proposed rain garden. Street tree waiver is more for location of trees. 6 trees are required - 4 street trees are proposed with the remaining 2 being placed on the site. Resubmission to be made to LVPC.

MR. PILIGIAN motioned to recommend preliminary plan approval based on Planning's letter dated June 14, 2016, KCE's letter dated June 14, 2016 w/condition that applicant obtain LVPC stormwater approval letter and that six trees be provided – 2 onsite and 4 street trees w/locations being approved by Township Engineer and staff, seconded by MR. ZENTZ. Vote taken 6-0 to approve.

MR. PILIGIAN motioned to recommend an upgrade to final plan approval w/granting waivers as submitted and that six trees be provided – 2 onsite and 4 street trees w/locations being approved by Township Engineer and staff, seconded by MR. LOOSLI. Vote taken 6-0 to approve.

INDEX #1887-16 – 855 3RD STREET
855 3RD STREET
CONDITIONAL USE REVIEW

Joel Wiener, Esq. was present representing the applicant.

ATTORNEY WIENER explained that the applicant is seeking a conditional use review to operate Evolve Sober Living that will be located at the referenced address. The 2 ½ story home has 5 bedrooms that could accommodate up to 10 beds. Applicant will be seeking relief from the ZHB from the requirement of 1 parking space per bed. Basement will not house any bedrooms/sleeping areas. Meals will be prepared on site in the existing kitchen.

At this time, Attorney Wiener brought forward one of the principals of Evolve Sober Living. Talia Ehret explained that the kitchen is a standard residential kitchen. She also stated that there will not be beds located in the basement only beds to be located on the upper floors.

Attorney Wiener advised that if the code requires any upgrades for fire safety – that will be addressed. Ms. Ehret stated that there will not be more than 10 occupants living at the facility. Ms. Ehret indicated that parking is only needed for staff members – 2 spaces would be sufficient. Ms. Ehret explained that the facility is to help woman transition into society from a reputable treatment center. Visitors/family members are not encouraged to linger at the facility. 2 staff members are present during the day and one overnight. Staff takes care of transportation needs. Home will not aesthetically change as they do not want to draw attention to the home. It was noted that the facility requires a 3 month minimum stay any further time is determined on an as needed.

MR. ZENTZ motioned to recommend conditional use approval based on Planning's letter dated June 14, 2016, KCE's letter dated June 14, 2016 w/conditions of addressing all comments, Zoning Hearing Board must address parking issue and must comply w/all building codes and health codes, seconded by MR. LOOSLI. Vote taken 5-1 to approve.

B) DISCUSSION ITEM:

C) OTHER:

Minutes from the 4/20/16 meeting were unanimously approved.

D) ADJOURNMENT:

Meeting adjourned at 8:25 PM.