

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
SEPTEMBER 15, 2021**

PLANNING COMMISSION

Robert Piligian, Chairman
Jonathan L. Bolton, Vice Chairman
Paul Geissinger, Secretary
Neil Ehrlichman, Member - Absent
John Hudock, III, Member - Absent
Robin Ruhmel, Member
Ann Freyman, Member
Shawn Younes, Alternate - Absent

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of
Planning, Zoning & Development
Frank Clark, Keystone Consulting Engineers
John F. Gross, Esq., Township Solicitor
Thomas Slonaker, Board Liaison

Meeting called to order at approximately 7:30 PM.

Mr. Piligian read the Fair Housing Statement as required.

A) SUBMISSION REVIEW:

1) INDEX #1986-21 – KING KONE & THE JUNGLE KAFE LLC

4218 Spring Mill Road
Land Development
Zoning Districts – C-1 & R5-A
Original Submission Date: 7/1/21; Revised Submission Date: 8/25/21
90 Day Expiration: October 19, 2021

David Lear & Justin Gross from Lehigh Engineering & Rick Safi representing applicant.

Mr. Piligian confirmed that the applicant is in possession of the comment letter from KCE dated 9/13/21 and memo from Ms. Rackus dated 9/13/21.

Mr. Piligian recommended preliminary approval subject to comment letter from KCE, the memo from Ms. Rackus and the following conditions:

- a. The two separate parking spaces on the northeast side of the restaurant be reconfigured to allow better vehicle access.
- b. The applicant agrees to not seek approval by the Board of Commissioners until they receive Act 167 approval from the LVPC.

Mr. Bolton made a motion to approve, second by Mr. Geissinger. Vote taken 5-0 to approve.

The applicant requested an upgrade to final approval with the same conditions.

Mr. Piligian entertained a motion for final approval with the same conditions as stated above.

Mr. Bolton made A motion to approve, second by Mr. Geissinger. Vote taken 5-0 to approve.

2) INDEX # 1920-18 – PROPOSED INDUSTRIAL BUILDING

5240 Silo Drive

Major Subdivision/Land Development

Zoning District – OS-2

Original Submission Date: 8/30/18; Revised Submission Date: 8/26/21

90 Day Expiration: 11/21/21

Paul Szewczak from Liberty Engineering and Dave Scheuermann representing the applicant.

Mr. Piligian confirmed that the applicant is in possession of the comment letter from KCE dated 9/13/21 and memo from Ms. Rackus dated 9/13/21.

Mr. Piligian recommended conditional approval subject to comment letter from KCE and the memo from Ms. Rackus and the following conditions:

- a. The applicant provides a Trip Generation Study to the Whitehall Township Traffic Engineer upon the tenant being secured and prior to final CO.

Ms. Ruhmel made a motion to approve, second by Ms. Freyman. Vote taken 5-0 to approve.

The applicant requested an upgrade to final approval with the same conditions.

Ms. Ruhmel made a motion to approve, second by Ms. Freyman. Vote taken 5-0 to approve.

B) DISCUSSION ITEMS:

None

C) OTHER:

None

D) ADJOURNMENT:

Meeting adjourned at approximately 8:05 PM.