

TOWNSHIP OF WHITEHALL PLANNING COMMISSION MINUTES

August 16, 2023

PLANNING COMMISSION

Robert Piligian, Chairman
Jonathan L. Bolton, Vice Chairman
Paul Geissinger, Secretary
Robin Ruhmel, Member
Ann Freyman, Member
Jason Szewczak, Member
Sean Ziller, Member
Andre Dasent, Alternate - Absent

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of Planning,
Zoning & Development
Frank Clark, Keystone Consulting Engineer
John F. Gross, Esq., Township Solicitor

Meeting called to order at approximately 7:30 pm.

Mr. Piligian read the Fair Housing Statement as required.

A) SUBMISSION REVIEW:

1) INDEX #2021-23A – MACARTHUR COMMONS REDEVELOPMENT 2

2601 & 2631 MacArthur Road
Land Development
Zoning District: C-2
Original Submission Date: 4/15/23
Latest Submission Date: 7/26/23
90-Day Expiration: 8/2/23; Extension Expiration: 10/9/23

Joseph Zator, Esq., Brian Meyers, Landcore Engineering and Todd Dratch representing the applicant. The proposed Car Wash operator was also present.

Mr. Piligian confirmed applicant received comment letters from Ms. Rackus dated 8/16/23 and Mr. Clark dated 8/15/23.

- 7/26/23 waiver letter received for 7 waiver requests
- Plan also includes Major Subdivision or Fee-Simple lots, intend to purchase from Walmart
- One shopping center, Reciprocal Easement Agreements (REA)
- FJC has no issue with waiver requests
- LVPC comments regarding internal bus stop in center - They have been working with Molly @ LANTA to resolve
- Working with CWSA on sewer planning module
- Indoor recreation facility proposed – Kids Empire

- Landscaping
 - Applicant indicated they will make acceptable adjustments to landscaping plan
 - Plan issues around car wash – low shrubbery
 - Existing shown to be replaced, new landscaping will be done

Mr. Piligian entertained a motion for preliminary approval based upon comments and conditions, and recommending approval of requested waivers as detailed in Landcore's letter.

Motion to approve by Mr. Bolton, second by Ms. Freyman.

Mr. Piligian entertained a motion for final approval based upon same conditions.

Motion to approve by Mr. Ziller, second by Mr. Bolton.

B) DISCUSSION ITEMS:

None

C) OTHER:

None

D) ADJOURNMENT:

Meeting adjourned at approximately 8:15-8:30 pm.