

TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
November 16, 2022

PLANNING COMMISSION

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

TOWNSHIP PERSONNEL

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

Meeting called to order at approximately 7:30 pm.

Mr. Piligian read the Fair Housing Statement as required.

SUBMISSION REVIEW:

1) INDEX #2010-22A – 4129 & 4131 SCHEIDYS ROAD – HARAKAL

4129 & 4131 Scheidys Road
Minor Subdivision
Zoning Districts R-4
Original Submission: 10/7/2022
90 Day Expiration: 2/2/2023

Brynn Schaeffer, Carta Engineering representing the applicant.

Comment letters were received from Lee Rackus dated 11/14/22 and KCE's dated 11/16/22.

Mr. Schaeffer stated they do not intend to remove the paved section by the new adjusted property line. Mr. Clark suggested delineating the property lines, so future residents would be aware of where their property begins and ends.

Mr. Piligian entertained a motion to recommend preliminary approval based on condition of compliance with KCE's letter dated 11/16/2022 and Lee Rackus' letter dated 11/14/2022, and the condition that they will remove the macadam or provide cross-access easements.

Motion to approve by Mr. Bolton, second by Ms. Ruhmel. Vote taken 6-0 to approve.

Mr. Piligian entertained a motion to recommend final approval.

Motion to approve by Mr. Szewczak, second by Ms. Ruhmel. Vote taken 6-0 to approve.

2) INDEX #2011-22A – LAZARUS PROPERTY

Rural Road
Sketch Plan Review
Zoning District R-3A
Original Submission: 10/19/2022
90 Day Expiration: N/A

Mr. Boneburger & Mr. Canavan from WB Homes representing the applicant. They reviewed the proposed plans for road access to the property, water & sewer connections and 116 units including parking, community center and a recreation area.

Comment letters were received from Lee Rackus dated 11/14/22 and KCE dated 11/15/22.

Some commission members were concerned with only one access road and questioned its location/placement. Mr. Pilgian stated that a second access road would be suggested for 116 homes, especially with children possibly getting to schools. Mr. Canavan stated because it is a 55 & older community, there would be no children allowed to reside there. Ms. Ruhmel mentioned that with some residents being grandparents, there would most likely be children accessing the development and perhaps a pathway to the schools would be prudent.

Mr. Geissinger questioned the plan for sidewalks on only 1 side of the street. Mr. Canavan said they needed to balance placement of sidewalks and impervious coverage. A suggestion was made to consider a walking pathway off the street. The developers will also address stormwater conveyance and run a fire truck turning template.

Per Ms. Rackus' letter, WB Homes plans to keep as many mature trees as possible. Additionally, since the interior streets will be privately owned, they need to resolve the issue of a garbage hauler, whether the township would provide that service, or they need to hire a private hauler.

A few community members commented on the project.

3) INDEX #2012-22A – COPLAY ROAD INDUSTRIAL WAREHOUSE FACILITY

5102 & 5104 Beekmantown Road
Land Development
Zoning District OS-2
Original Submission Date: 10/26/22
90 Day Expiration: 2/13/23

Matt Chartrand, Bohler Engineering and George Broseman representing the applicant.

Comment letters were received from Lee Rackus' dated 11/16/22 and KCE dated 11/16/22.

Mr. Broseman reviewed project proposal for a warehouse facility, including parking, stormwater management.

Mr. Clark suggested having a design meeting in person to determine where the issues are, as opposed to sending letters and emails back and forth.

Mr. Broseman stated they should be able to address most of the comments in KCE's letter. They will also be meeting with the Conversation District in the next few weeks.

Mr. Geissinger questioned the removal of approximately 40 parking spaces. Mr. Broseman stated that they do not need those spaces for the proposed use. He also noted there are additional parking spaces available that are not indicated on the drawing. Atty. Gross stated the importance doing a calculation confirming they are not doing a 'non-conformity'. Mr. Piligian also suggested they look at the subdivision plan.

Mr. Bolton is concerned about the access and turnaround of tractor-trailers. Mr. Broseman stated they will work with the engineer and Fire Chief to determine the best way for emergency access and mentioned perhaps widening Beekmantown Road. Mr. Bolton questioned why they couldn't share interior roads with the adjacent property for daily tractor-trailer access, not just emergency vehicles. The Commission also suggested providing a second access road. Ms. Ruhmel suggested that if an easement agreement couldn't be reached, perhaps making the building smaller would be another remedy.

Mr. Piligian entertained a motion to table to allow applicant to address discussed items.

Motion by Mr. Geissinger second by Mr. Bolton. Vote taken 5-0 to table.

A) DISCUSSION ITEMS:

INDEX #2005-22A – Short-Term Rental Ordinance – The ordinance was briefly reviewed and will be discussed again in December going forward.

C) OTHER:

Approval of September 2022 Meeting Minutes

Motion to approve Mr. Geissinger, seconded by Mr. Bolton, minutes approved.

D) ADJOURNMENT:

Meeting adjourned at approximately 9:30 pm.