

# TOWNSHIP OF WHITEHALL PLANNING COMMISSION MINUTES

May 17, 2023

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## 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 - Absent  
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  
90 Day Expiration: 8/2/23

#### 2) Index #2022-23A – WB HOMES LAND ACQUISITIONS, LP

3626 Rural Road  
Conditional Use  
Zoning District: R-3A  
Original Submission Date: 4/27/23  
60 Day Expiration: 7/14/23

Chris Canavan & Justin Strahorn from WB Homes, and Erich Shock, Esq. representing the applicant.

Atty. Shock reviewed the application and design requirements that would be needed to meet the Conditional Use requirements.

Mr. Clark confirmed that the comments re: Conditional Use could be addressed during the development process.

Mr. Canavan outlined the Trip Generator Review to show that WB Homes proposed use of this

land would have the least amount of traffic impact compared to the other possible uses.

Mr. Piligian pointed out some issues with the Traffic Impact Study submitted for review, which might need to be addressed going forward.

Mr. Piligian entertained a motion to recommend approval with the recommendation that the Board of Commissioners also consider requiring that the homes be 1.5 stories and that the traffic report shall be amended in agreement with the Township Engineer.

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

Vote taken 7-0 to approve.

### **3) Index #2023-23A – EMERSON VILLAGE**

3626 Rural Road

Major Subdivision/Land Development

Zoning District: R-3A

Original Submission Date: 4/27/23

90 Day Expiration: 8/14/23

Chris Canavan and Erich Shock, Esq. representing the applicant.

Mr. Canavan confirmed receipt of the comment letters from Ms. Rackus dated 5/16/23 and Mr. Clark, dated 5/16/23. They do not have any questions regarding the comments and believe they will be able to comply with or work out with the Engineer.

Mr. Piligian mentioned interaction with the Township Engineer re: trees lining the property being preserved.

Mr. Canavan said they intend to preserve the masses along those lines and will review with Township Engineer. He also reviewed the landscape plans and mentioned not all plantings have been reflected in the drawing yet.

Ms. Poshefko, resident of Fellowship Manor, spoke of her concerns about cutting down mature trees and what the process would be to review which trees are to be cut down and which should remain. She requested that they take a Forester along when reviewing the site to see which trees should be saved, if possible.

Mr. Clark stated that KCE has a Landscape Architect with extensive knowledge of trees, who will be reviewing the site for tree assessment.

Mr. Piligian commented that the developer is trying to preserve as many trees as possible, especially along the buffer between properties. He also stated that this plan is not being approved tonight and there will be many changes as the plans move forward.

Mr. Canavan mentioned that they will most likely be planting more than 400 trees with their project, including along Rural Road, where none exist today.

Mr. Szewczak asked if the developer had an idea of the net gain/loss of trees once the project is

completed.

Mr. Canavan stated that they do not know at this time, but he will investigate it and have a better idea the next time they come before the Commission. He also said the site will have a better distributed canopy of trees throughout the development over time, than exists there now.

Mr. Ziller mentioned that these trees most likely haven't been assessed in the past and this might be beneficial.

Mr. Geissinger talked about the number of trees removed or cut down during the construction of Brynwood & Fellowship Manor and was appreciative of the way the developer was addressing the tree situation.

Mr. Canavan reviewed Mr. Clark and Ms. Rackus' comment letters and addressed noted issues specifically road widening and detention pond fencing requirements.

Motion to table by Mr. Bolton, second by Mr. Szewczak.

Vote taken 7-0 to table.

**B) DISCUSSION ITEMS:**

Atty. Gross said that the Board of Commissioners addressed memos re: SALDO and Curb & Sidewalk, and both will go to Legal & Legislative starting in June and will take at least 3 months until approved.

**C) OTHER:**

Approval of April 2023 Meeting Minutes

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

**D) ADJOURNMENT:**

Meeting adjourned at approximately 8:40 pm.