TOWNSHIP OF WHITEHALL PLANNING COMMISSION MINUTES DECEMBER 18, 2013

PLANNING COMMISSION

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

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of Planning, Zoning & Development Frank J. Clark, Keystone Consulting Engineers Larissa L. Bruder, Secretary (Absent) Charles J. Fonzone, Esq. Township Solicitor

Meeting called to order at approximately 7:30 PM.

A) **SUBMISSION REVIEW**

<u>INDEX #1765~09 – ESTATES AT SPRING MILL</u>

Lew Rauch and Larry Turoscy of Lehigh Engineering and Phil Schwartz were present.

In reviewing Planning's comment letter, Mr. Rauch brought up the issue of the status of Spring Mill Road and that the applicant is offering additional right-of-way. Mr. Piligian advised that a revised Ordinance would need to be drafted to re-iterate the status w/adding the additional right-of-way. Street trees will be relocated and the curb/sidewalk issue is still pending. Mrs. Rackus asked that the revised plan be sent to LVPC to get updated comments. Walnut Ridge Road is going to be re-named.

In addressing KCE's comment letter, it was asked that the swale running between two properties not straddle those properties, but assign the easement to one property. Lot line adjustments will need to be done for the lots that are being designated to NBMA

On-lot sewage systems are being proposed at this time, but have advised CWSA that they will make provisions for future connections if and when that ever comes to fruition.

Mr. Turoscy gave some information regarding traffic. A traffic impact study is not required per PennDOT since there are below 100 trips during peak hours. Traffic counts were done on MacArthur Road intersection with Route 329 and Spring Mill Road. Spring Mill Road level of service is at a "C" in the a.m. and level "E" in the p.m. In adding trips for the additional 38 homes the level of service does not change.

MR. PILIGIAN motioned to table, seconded by MR. EHRLICHMAN. Vote taken 6-0 to table.

INDEX #1842~13 - TOWNHOUSES & SCHADT AVENUE

This item was removed per the request of the applicant.

B) **DISCUSSION ITEM**:

INDEX #1843-13 - SET-BACKS FOR NON-RESIDENTIAL USES

MR. PILIGIAN recommended approval with noted changes, seconded by MR. ZENTZ. Vote taken 6-0 to approve.

C) OTHER:

Minutes of 10/16/13 meeting was unanimously approved.

D) ADIOURNMENT:

Meeting adjourned at PM.