

TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
January 18, 2023

PLANNING COMMISSION

Robert Piligian, Chairman
Jonathan L. Bolton, Vice Chairman - Absent
Paul Geissinger, Secretary
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 Engineer
John F. Cross, 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 #2011-22A – LAZARUS PROPERTY

Rural Road
Sketch Plan Review
Zoning District R-3A
Original Submission: 10/19/2022; Rev 12/21/22
90 Day Expiration: N/A

Mr. Canavan, Mr. Boneburger & Mr. Strahorn from WB Homes representing the applicant.

Mr. Canavan gave a brief overview of the project to attendees, including moving the entrance south, adding an additional emergency access road and providing a truck turning template.

Mr. Canavan reviewed comment letters from Ms. Rackus & Mr. Clark, KCE.

These units will be individually owned, but the Homeowners Association will take care of outdoor property maintenance (grass mowing, snow plowing/shoveling, etc.). Updates were given on plans for road width, parking, sidewalks & stormwater basin.

Several residents spoke about their concerns re: environmental impact, crime, drainage/flooding, saving mature trees & emergency access.

Ms. Ruhmel pointed out that the property is privately owned, and the developer could have proposed a high-rise with 486 units. She also reiterated that the Planning Commission has a set of rules and regulations by which they must abide.

2) **INDEX #2014-22A – RICHARD & MARIBETH MUMMEY LAND DEVELOPMENT**

4195 Scheidys Road

Land Development

Zoning District R-1

Original Submission Date: 12/01/22; Rev 12/28/22

90 Day Expiration: 3/20/23

3) **INDEX #2015-22A – OUTBACK STEAKHOUSE**

1300 Grape Street

Land Development

Zoning District C-2

Original Submission Date: 12/29/22

90 Day Expiration: 4/17/23

Comment letters were received from Ms. Rackus dated 1/16/23 and Mr. Clark, KCE dated 1/17/23.

There were some concerns re: parking calculations. Confirmation was received from Simon Properties (LV Mall owner) that even with the removal of 40 parking spaces, there is an additional 1082 available parking spaces, which should be sufficient. This information will be provided to the Zoning Officer for review.

Motion to approve by Mr. Geissinger, second by Ms. Ruhmel. Vote taken 5-0 to approve.

Mr. Piligian entertained a motion to recommend final approval.

Motion to approve by Ms. Ruhmel, second by Mr. Geissinger. Vote taken 5-0 to approve.

B) DISCUSSION ITEMS:

None

C) OTHER:

Approval of December 2022 Meeting Minutes

December 2022 Minutes approved.

D) ADJOURNMENT:

Meeting adjourned at approximately 9:50 pm.