

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
FEBRUARY 19, 2020**

PLANNING COMMISSION

James Molinaro, Chairman
Robert Piligian, Vice Chairman
Paul Geissinger, Secretary
Neil Ehrlichman, Member - Absent
John Hudock, III, Member
Maxwell Charles, Member - Absent
Robin Ruhmel, Member
Jonathan L. Bolton, Alternate

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of
Planning, Zoning & Development
Frank Clark, Keystone Consulting Engineers
Christopher Gittinger, Esq., Township Solicitor
David Lear, Lehigh Engineering

Meeting called to order at approximately 7:30 PM.

MR. MOLINARO read the Fair Housing Statement as required.

A) SUBMISSION REVIEW

INDEX #1955-20 – ST. LUKE’S MEDICAL OFFICE BUILDING
2363 MacArthur Road
Land Development

MR. CLARK and MR. PILIGIAN recused themselves due to a conflict of interest.

MR. DAVID LEAR of Lehigh Engineering sat as Township Conflict Engineer for review of this Plan.

Ashley Caldwell, St. Luke’s, Scott Pasterski, Engineer, and Steven Boell, Attorney, were present representing the applicant.

MS. CALDWELL stated the building will be 2 ½ stories. The building will be comprised of Family Care, OBGYN, and Orthopedics. Parking will be the 1st floor along with a vestibule and elevator. The other 1 ½ stories will be clinical.

MR. PASTERSKI stated that they reviewed Planning, Zoning & Development comment letter dated February 18, 2020 and Lehigh Engineering Associates’ comment letter dated February 19, 2020.

Variances were received from the Zoning Hearing Board regarding setbacks and building height. The building will be 40 feet tall. There will be 46 parking spaces, 40 regular spaces and 6 handicapped. The lot is 100% paved. They are proposing to do some landscaping. Loading area to be identified on south end of building.

They will restore curbing and sidewalks to limit free flow of access to site. They propose to eliminate all egress to Schadt Avenue. There will be a right-in and right-out from MacArthur Road. If proceeding north to south, they are proposing to use the Royal Avenue jug handle. They will hand out maps to patients to eliminate confusion.

There will be a dumpster which will be serviced by Waste Management. Turning templates were shown and discussed. The dumpster will be emptied in the early a.m. before building opens.

Loading site for deliveries was discussed. They will be using standard trucks for deliveries except for a 22-foot-long truck delivery around once a week. Emergency Services access was discussed. 44 to 48-foot truck templates were shown.

Parking garage egress signage proposed to limit the movements. MR. GEISSINGER proposed that they consider limiting parking under the building to one way.

Regarding stormwater, they have added underground storage to control the rate of run-off. St. Luke's has revoked their waiver request letter that was requesting withdraw of some water quality features. St. Luke's will try to meet all requirements.

There is a 10-foot easement that runs along the property frontage. There is an 8 to 9-foot-high pressure petroleum pipeline that is owned by Buckeye Pipeline. St. Luke's needs to get approval from Buckeye Pipeline. They submitted an encroachment agreement to Buckeye Pipeline.

Whitehall-Coplay Sewer Authority has made a field determination that St. Luke's can use the existing lateral. No planning module needed for sanitary sewer.

Per NBMA, access is not adequate. In lieu, NBMA wants St. Luke's to tap into the unnamed alley east of MacArthur Road and come across the PennDot jug handle right of way to the facility. They will submit a PennDot permit.

Site lighting was discussed. Traffic impact fees were discussed. They will schedule a scoping meeting with PennDot.

St. Luke's submitted plans to the Lehigh Valley Planning Commission.

St. Luke's is not applying for an application to the Lehigh County Conservation District. They stated they submitted an Erosion and Sedimentation report with their plans to Whitehall Township.

There was a discussion that traffic signal easement is required for access and maintenance of signal.

MR. GEISSINGER motioned to table, seconded by MS. RUHMEL. Vote taken 5-0 to table.

INDEX #1941-19 – 3434 TOWNHOUSES

3434 N. Front Street

Minor Subdivision/Land Development

Gene Dieter, Owner and Mike Housten, Engineer, were present representing the applicant.

MR. HOUSTEN stated that they reviewed Planning, Zoning & Development comment letter dated February 18, 2020 and Keystone Consulting Engineers' comments dated January 14, 2020.

MR. HOUSTEN stated they received appropriate relief from the Zoning Hearing Board.

MR. HOUSTEN stated they will revise the sidewalk deferral to state just Quarry Street instead of Hokendauqua and Quarry Street.

MR. HOUSTEN stated they will also expand the Plans regarding the street trees.

MR. HOUSTEN stated they will add more detail to the plans regarding roof drains and swales. Also, there will be curbing on Quarry Street and a full overlay of Quarry Street. Due to this, there will be improvements in the overall design to assist the drainage.

There were concerns from the audience members:

Christina Mills – 3448 Quarry Street – concerned about the slope with parking, backing out of driveways and stormwater issues. MR. PILIGAN stated there will be sidewalks on Hokendauqua Street and Quarry Street will be widened. MR. CLARK stated there will be two off-street parking spots per house.

Debbie Shull – 3430 N. Front Street #A – concerned how far from her home the building will start. It was stated it will be 30 feet from her home.

Robin – concerned about the steep slopes. Shouldn't they have to submit to Lehigh County Conservation District? She is concerned about muddy run-off. MR. CLARK stated they do not submit if under an acre. MR. CLARK also stated Keystone Consulting Engineers inspects the site two times a week and after a rainfall. He also stated if there is a run-off Keystone will receive phone calls and they will follow-up.

Christina Mills – 3448 Quarry Street – She has more concerns. She asked if there would be clay on the street and how long they would be working on the street. She is worried about not having access to her house. MR. CLARK stated they can't block access to her home. MR. PILIGIAN stated at the end of the day they must allow access to the homes and may use temporary backfill. Ms. Mills also asked if they could cut trees down during the daylight and not at night. They agreed.

MR. PILIGIAN motioned to recommend preliminary approval subject to Keystone Consulting Engineers' comments dated January 14, 2020 and Planning, Zoning & Development comments dated February 18, 2020, seconded by MR. BOLTON. Vote taken 5-0 to approve.

MR. PILIGIAN motioned to recommend upgrading to final approval, seconded by MR. BOLTON. Vote taken 5-0 to approve.

MR. HUDOCK had to leave the meeting for personal reasons.

INDEX #1954-20 – MUHLENBERG COLLEGE BASEBALL & SOFTBALL FIELDS
1401 Lehnert Road
Land Development

Brett Fulton, Muhlenberg College, and James Hocker, Engineer, were present representing the applicant.

MR. HOCKER stated that they reviewed Planning, Zoning & Development comment letter dated February 18, 2020 and Keystone Consulting Engineers' comments dated February 18, 2020.

Plans were submitted to the Lehigh Valley Planning Commission. No comments were received yet.

Muhlenberg had a pre-app meeting February 19, 2020 with the Lehigh County Conservation District.

There are no dumpsters proposed for the fields. Wastebaskets will be put in the dugouts. There are no spectator facilities. Muhlenberg's ground crew would do the clean-up.

Regarding the parking, MR. PILIGIAN asked how many spectators per game. Muhlenberg responded 40 to 50. There usually is not more than one game at a time but if there were there could be 80 to 100 people. Muhlenberg stated they are creating new parking spaces and the gravel area can be used for parking. MS. RACKUS stated parking overflow can use the grass for peak events. There is one bus for Muhlenberg and one bus for the opposing team. MR. CLARK also stated at the bottom of the hill of Lehnert Road across the street from the driveway is a County parking lot.

MR. HOCKER stated they would post no parking signs for about a 30-foot zone along the area for proper width and egress. Also, a curb cut along the driveway for access to the grass area will provide additional parking.

Stormwater and raingarden issues are being reviewed by the Lehigh County Conservation District. A waiver should be requested for the reinforced cement concrete pipe for the storm sewer pipes.

The grass is a natural meadow grass.

MR. PILIGIAN motioned to table, seconded by MR. GEISSINGER. Vote taken 5-0 to table.

B) DISCUSSION ITEM:

C) OTHER:

Approval of January 15, 2020 Meeting Minutes was unanimously approved.

D) ADJOURNMENT:

Meeting adjourned at approximately 9:10 PM.