

TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
APRIL 20, 2022

PLANNING COMMISSION

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

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.

A) SUBMISSION REVIEW:

- 1) **INDEX #1943-19 – UNITED LIBERTY, LLC**
1995 Schadt Avenue
Conditional Use Review
Zoning District – R3-D, Special Care Community
Original Submission Date: 8/1/2019
Remand
- 2) **INDEX #2000-22 – WHITEHALL SUNRISE, LLC**
1002 MacArthur Road
Major Subdivision/Land Development
Zoning District – C-2
Original Submission Date: 3/24/22
90 Day Expiration: Sketch Plan Only

Erich Schock, Esq. from Fitzpatrick, Lentz & Bubba, and Mark Buchvalt T&M Assoc.
representing the applicant.

Mr. Piligian confirmed that the applicant received letters from KCE dated 4/20/2022 and Lee Rackus dated 4/19/2022.

Mr. Buchvalt reviewed the project, with the proposed 204,000 sq. ft. warehouse being situated towards the back of the LV Dairy property with access continuing to be from Mickley Rd. They plan on a stormwater management facility as well as storage for trucks/trailers. More grading, stormwater, and lighting plans will be completed as the project progresses. A traffic study and truck turning template will have to be completed.

Mr. Bolton questioned the traffic flow (one way in, one way out), specifically for rescue/emergency personnel.

Mr. Buchvalt stated that the driveway is 30' wide, which is plenty wide for 2-way traffic. And the access point of MacArthur Road could be used in an emergency. The project would need about a year to get all studies & permitting done before construction can be started.

Mr. Szewczak questioned the issues with water. and building footprint conflicting the water main and easement. He also questioned whether if there were private hydrants at this property and wants to make sure that the applicant was aware of the situation.

Mr. Buchvalt did hear from the Water Authority and will be working with the responsible utility owners for modifications to existing lines.

B) DISCUSSION ITEMS:

INDEX #1999-22 - LANTA Transit First Plan

AJ Jordan representing LANTA.

AJ said he would like feedback from the Planning Commission since things are progressing with Penn Dot and FTA.

AJ reviewed LANTA's Enhanced Bus Service (EBS), or Bus Rapid Transit (BRT).

Comments were given by a few Commissioners and Mr. Clark.

C) RECREATION FEES

Atty. Gross researched if Recreation Fees could be charged for Commercial Land Development, in addition to Residential Land Development. It is permissible under State Law, however it is not currently permissible under the Township Recreation Plan. That's something that should be considered when a new Recreation Plan is developed.

Mr. Geissinger questioned the basis on which the Rec Fees on a business would be assessed (e.g., square footage, # of employees...?).

Atty. Gross does not know what formulas other municipalities use to assess these fees, but it can be researched. However, he stated the Township would most likely have to pay a consultant to advise the Township on this matter going forward.

C) OTHER: Approval of July 21, 2021 & and March 16, 2022 Meeting Minutes

Motion to approve the minutes made by Mr. Bolton, second by Ms. Freyman with one correction.

D) ADJOURNMENT:

Meeting adjourned at approximately 9:30 PM