

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
DECEMBER 20, 2017**

PLANNING COMMISSION

James Molinaro, Chairman - Absent
Robert Piligian, Vice Chairman
Ann Freyman, Secretary
Neil Ehrlichman, Member - Absent
Robert Zentz, Member
Robert Loosli, Member
Maxwell Charles, Member - Absent

TOWNSHIP PERSONNEL

Lee A. Rackus, Bureau Chief of
Planning, Zoning & Development
Frank Clark, Keystone Consulting Engineers

Charles J. Fonzone, Esq. Township Solicitor

Meeting called to order at approximately 7:30 PM.

MR. LOOSLI read the Fair Housing Statement as required.

A) SUBMISSION REVIEW

**INDEX #1905-17 – DVS ENTERPRISES INC
250 N SECOND STREET, COPLAY
CONDITIONAL USE**

Dave Scheuermann and Attorney Trisha Majumdar and Paul Szewczak of Liberty Engineering were present.

Discussion ensued regarding comment letters. Developer will work w/staff on preparing appropriate inter-municipal agreement to clarify duties and responsibilities for emergency services. Developer shall comply w/recommendations of Fire Chief regarding internal radius in parking area (by central mail system) and provide at least one additional fire hydrant.

MR. PILIGIAN motioned to recommend conditional approval based on Planning's letter dated 12/18/17 along with the above noted recommendations, seconded by **MR. LOOSLI**. Vote taken 4-0 to approve.

**INDEX #1906-17 – MULTI-TENANT RESIDENTIAL BUILDINGS
250 N SECOND STREET, COPLAY
LAND DEVELOPMENT**

Dave Scheuermann and Attorney Trisha Majumdar and Paul Szewczak of Liberty Engineering were present.

It was determined that the open space note on Sheet #2 of development plan shall be deleted. LVPC letter will be needed before going to final approval before the Board of Commissioners.

MR. PILIGIAN motioned to recommend preliminary approval based on Planning's letter dated 12/18/17 and Keystone's letter dated 12/20/17 with recommendation that the open space note be removed and that the traffic and recreation fees be waived, seconded by **MR. LOOSLI**. Vote taken 4-0 to approve.

MR. PILIGIAN motioned to upgrade to final plan approval, seconded by **MR. ZENTZ**. Vote taken 4-0 to approve.

INDEX #1884-16 – EAGLE VIEW TOWNES
5266 MACARTHUR ROAD
MAJOR SUBDIVISION PLAN

This item was tabled at the request of the applicant.

B) DISCUSSION ITEM:

C) OTHER:

Approval of 11/15/17 Meeting Minutes were unanimously approved.

D) ADJOURNMENT:

Meeting adjourned at 8:10 PM.