

**TOWNSHIP OF WHITEHALL
PLANNING COMMISSION MINUTES
FEBRUARY 21, 2018**

PLANNING COMMISSION

James Molinaro, Chairman
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

Christopher Gittinger, Esq. Township Solicitor

Meeting called to order at approximately 7:30 PM.

MR. MOLINARO read the Fair Housing Statement as required.

A) SUBMISSION REVIEW

INDEX #1910-18 – CARMIKE ENTERPRISES LLC (LAUREL HOTEL)
5212 Main Street
Special Exception

Mark Malkames Esq., Michael Turczyn, Owner of Property, and Mark Bradbury of Martin Bradbury & Griffith were present representing the applicant.

Attorney Malkames advised that the comment letters were reviewed.

Two (2) Handicap spaces will be provided. Impervious Coverage will be reduced to 70.007% without reducing the number of spaces. A minor variance will not be needed for the .007%.

Stormwater issues discussed. Stormwater drains to South. There are four (4) inlets at Gavalla Street. Containment system will be finalized with meeting with Planning.

Route 329 driveway at Barber Shop will be eliminated. In its place will be a handicap spot and grass. Parking lot lighting will be added. There will only be a small amount of paving due to the area being flat. Drainage will be taken into consideration.

No property corners were found. Carl Lagler, Township Surveyor, came up with a Gavalla Street plan and verified with curb lines. Everything checked out.

They will do easement agreement to bind the parking from offsite lot to hotel and vice versa. Revised plans were shown. Existing handicap ramp on property. Hotel does not have handicap ramp. Handicap ramp added to southside of building.

This area is a mix of zoning uses. Need variance from Zoning Board. In the last 4 to 5 years the intersection was updated with crosswalks. There are sidewalks from property to hotel which are all brand new. There are crosswalks at every intersection.

Motion to Recommend approval to Zoning Hearing Board on conditions from KCE letter 2/20/18 and Lee Rackus' letter dated 2/21/18. Conditions:

1. The applicant must present a lease agreement to the satisfaction of The Township Solicitor and/or staff between the two (2) properties.
2. Two (2) handicapped spaces be provided. One (1) on Hotel Lot and one (1) on Barber shop lot.
3. Impervious cover shall not be greater than 70%.
4. Parking lot surrounded by concrete curbing and/or guardrail to the satisfaction of Township Engineer.
5. Remove existing gravel driveway on the Barber shop lot.
6. Parking lot lighting shall be designed and approved by Township Engineer.

MR. PILIGIAN motioned to recommend conditional approval, seconded by MR. ZENTZ. Vote taken 4-0 to approve.

INDEX #1907-17 – PROPOSED CVS PHARMACY

3rd St & Orchard Dr (1223-1225 3rd Street)

Major Subdivision/Land Development

Erich Schock Esq. of Fitzpatrick, Lentz & Bubba, Lacey Eitl of Summit Realty Advisers, and John Cogan of Summit Realty Advisers were present representing the applicant.

A review of all comments ensued.

Bollard to corner of building will be added.

A discussion ensued regarding the Truck Turning Plan. Concern was raised over how many tractor trailers would be delivering merchandise. It was stated only one (1) CVS 42-foot tractor trailer per week would be making deliveries. This is done during store hours. Also, all third-party trucks making deliveries will be smaller. It was discussed about tractor trailers making a right turn from northbound Third Street without violating southbound lane. They did have a meeting with PA Dot. They also will be enlarging driveway radius. Peter Terry of Benchmark Civil Engineering must be copied on everything.

The trash enclosure was enhanced by adding 6-foot-high board-on-board fence on entire property line and evergreen trees to block.

Driveway issues to be discussed with Frank Clark, KCE.

Mr. PILIGIAN motioned to recommend Conditional Preliminary Approval based on KCE letter dated 2/20/18 and Lee Rackus' letter dated 2/21/18 and all attachments. Also, Conditional on PA Dot approvals. Under condition that the applicant supply the township Engineer and/or Traffic Engineer written favorable review comments from PA Dot regarding the interface between this parcel and Third St and all traffic movements. Furthermore, the truck turning templates and concerns raised at tonight's Planning Commission Board meeting are addressed to the satisfaction of the Township Engineer and Traffic Engineer and/or staff. Mr. ZENTZ seconded the motion, approved 5-0. The developer asked for an upgrade to final plan.

Motion made by Mr. PILIGIAN with one (1) additional condition: applicant presents to the Board of Commissioners representation that they will only be receiving one (1) CVS tractor trailer truck a week. The motion was seconded by MR. ZENTZ. Vote taken 5-0 to approve.

B) DISCUSSION ITEM:

C) OTHER:

Approval of 1/17/18 Meeting Minutes were unanimously approved.

D) ADJOURNMENT:

Meeting adjourned at 8:15 PM.