

**TOWNSHIP OF WHITEHALL**  
**PLANNING COMMISSION MINUTES**  
**December 21, 2022**

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**PLANNING COMMISSION**

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

**TOWNSHIP PERSONNEL**

Lee A. Rackus, Bureau Chief of Planning,  
Zoning & Development  
Frank Clark, Keystone Consulting Engineers  
John F. Gross, Esq., Township Solicitor

The December meeting was held virtually due to unexpected illness.

Meeting called to order at approximately 7:30 pm.

Mr. Piligian read the Fair Housing Statement as required.

**A) SUBMISSION REVIEW:**

**1) INDEX #2013-22A – 3685 EBERHART ROAD**

3685 Eberhart Road  
Land Development  
Zoning Districts C-2  
Original Submission: 11/3/2022  
90 Day Expiration: 1/26/2023

Mark Bradbury from Martin, Bradbury and Griffith & Robert Milander representing the applicant.

Comment letters were received from Lee Rackus dated 12/20/22 and KCE dated 12/19/22.

Mr. Bradbury explained that this is a small land development to allow for storage and deliveries. They will add street trees, a swale in the back and lighting. Applicant agreed to add 'MPC Required' note on the plan regarding access.

Mr. Piligian entertained a motion to recommend preliminary approval based on condition of compliance with KCE's letter dated 12/19/2022, Lee Rackus' letter dated 12/20/2022 and added note re: MPC access.

Motion to approve by Mr. Geissinger, second by Mr. Bolton. Vote taken 7-0 to approve.

Mr. Piligian entertained a motion to recommend final approval.

Motion to approve by Mr. Geissinger, second by Mr. Szewczak. Vote taken 7-0 to approve.

**2) INDEX #1936-19 – 135 CREST DRIVE SUBDIVISION**

135 Crest Drive  
Major Subdivision  
Zoning District R-4  
Original Submission: 6/19/2019  
90 Day Expiration: Open

Brian Ritter, Jena Engineering representing the applicant. Joel Wiener, Esq. was on call but was on a flight and dropped from the meeting.

Comment letters were received from Lee Rackus dated 12/20/22 and KCE dated 12/19/22.

Mr. Ritter said they would comply with everything noted in the letters.

Mr. Piligian entertained a motion to recommend preliminary approval based on condition of compliance with KCE's letter dated 12/19/2022, Lee Rackus' letter dated 12/20/2022, and applicant agreeing to add note that is satisfactory to Township re: encroachments that currently exist over property lines and will work with Township to resolve and construct, if necessary, any improvements at the end of Crest Drive.

Motion to approve by Mr. Bolton, second by Ms. Ruhmel. Vote taken 7-0 to approve.

Mr. Piligian entertained a motion to recommend final approval.

Motion to approve by Mr. Bolton, second by Ms. Ruhmel. Vote taken 7-0 to approve.

**B) DISCUSSION ITEMS:**

INDEX #2005-22A – Short-Term Rental Ordinance

Ms. Rackus stated that based on the conversation re: ordinance, some changes & updates have been made.

Ms. Ruhmel mentioned that she was torn because there seems to be a homeless problem in Whitehall, and we have no way to assist them, but with this Ordinance we will be limiting the ability of homeowners to allow for renting their extra space.

Ms. Rackus stated that she understands Ms. Ruhmel's concerns, but this Ordinance is addressing more commercial ventures, which would not address the homeless housing issue. She has spoken with the County re: this issue and unfortunately, there is not a solution at this time.

Mr. Piligian entertained a motion to recommend approval of Short-Term Rental Ordinance, Motion to approve by Mr. Szewczak, second by Mr. Geissinger. Vote taken 6-0 to approve with 1 abstention by Ms. Ruhmel.

**C) OTHER:**

Approval of November 2022 Meeting Minutes

One correction/addition for Index 2010-22A – Scheidys Road: to remove macadam or provide cross-access easements.

Motion to approve minutes with corrections by Mr. Bolton, second by Mr. Szewczak. Vote taken 6-0 to approve with 1 abstention by Mr. Ziller.

**D) ADJOURNMENT:**

Meeting adjourned at approximately 8:15 pm.