

# TOWNSHIP OF WHITEHALL

## PLANNING COMMISSION MINUTES

### JULY 21, 2021

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#### PLANNING COMMISSION

Robert Piligian, Chairman  
Jonathan L. Bolton, Vice Chairman  
Paul Geissinger, Secretary  
Neil Ehrlichman, Member  
John Hudock, III, Member - Absent  
Robin Ruhmel, Member  
Ann Freyman, Member  
Shawn Younis, Alternate - Absent

#### 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.

NOTE: Index #1986-21- KING KONE & THE JUNGLE CAFÉ LLC has been pulled from Agenda and will not be discussed.

#### A) SUBMISSION REVIEW

- 1) INDEX #1985-21 – RAJHA SUBDIVISION  
4205 Lehigh Street  
Minor Subdivision  
Zoning District – R-4  
Original Submission Date: 7/1/21  
90 Day Expiration: 10/19/21

Don Bara from JHA representing the applicant. Reviewed conditions outlined in comment letters from KCE & Ms. Rackus.

Mr. Piligian entertained a motion to recommend preliminary approval for the Minor Subdivision conditioned upon the following:

1. Compliance with KCE letter dated 7/21/22 & Ms. Rackus' letter dated July 19, 2021.
2. Applicant shall work with Township Engineer & Solicitor to establish the existing title of what shown as Third Street, and if appropriate, preserve the area under their control via an easement or other acceptable form satisfactory to the township, in an effort to preserve future access to the subdivision known as Rolling Hills.

A motion was made by Ms. Ruhmel for preliminary approval, second by Ms. Freyman.  
Vote taken 4-0 to approve.

A request was made by Mr. Bara for final approval based on conditions stated above.

A motion for final approval by Ms. Ruhmel, second by Ms. Freyman. Vote taken 4-0 to approve.

- 2) **INDEX #1986-21 – KING KONE & THE JUNGLE KAFE LLC** – Pulled from the Agenda  
4220 Wright Lane, 4124 & 4128 Springmill Road  
Land Development  
Zoning District – C-1 & R-5A  
Original Submission Date: 7/1/21  
90 Day Expiration: 10/19/21

**B) DISCUSSION ITEMS:**

- 1) **INDEX #1981-21 - ZONING ORDINANCE AMENDMENT – PLANNED COORDINATED COMMERCIAL DEVELOPMENT**

Atty. Joseph Fitzpatrick & Elliot Gottfurcht representing the applicant.

The Planning Commission has been working on clarifying & updating some of the regulations of the C-2 Zoning District.

The Planning Commission discussed the possible uses in a Coordinated Commercial Development area, as outlined in the amended Zoning Ordinance, Section 27-80.D, and Section 27-80.G.

Mr. Piligian entertained a motion to recommend approval of the updated version of the Amendment, with the addition of adding Distilleries after Craft Micro Breweries & Tasting Rooms to Page 2, Section 2 e., also adding Cyber Pick-Up as 2 w. and Self-Storage as 2 x. Additionally, those changes should be added on Page 6, Section 15. A footnote should be added to explain the history/logic of Section 11 b. regarding future use.

A motion for approval was made by Mr. Piligian, second by Ms. Ruhmel. Vote taken 4-0 to approve.

- 2) **INDEX #1984-21 - ZONING ORDINANCE AMENDMENT – OUTDOOR COMMERCIAL COOKING OPERATION**

Ms. Rackus outlined Zoning Amendment re: Outdoor Commercial Cooking within so many feet of a residential area. The Planning Commission would like to wait for a clear definition of 'Outdoor Cooking' and 'Smoking' before proceeding.

- C) **OTHER:** Approval of 3/17/2021, 4/21/2021, and 5/19/2021 Meeting Minutes.

**D) ADJOURNMENT:**

Meeting adjourned at approximately 9:15 PM.