

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

January 14, 2014

A Regular Meeting of the Planning Commission of the Township of Salisbury was held at the Township Municipal Building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania. Present were Commissioners Miller, Licht, Hebelka, Hassick, and Beck. Also present were and Ms. Sopka, Director of Planning & Zoning. Attorney Ashley, Township Solicitor; Mr. Tettemer, Township Engineer; and Mr. Soriano, Township Manager were not present. Commissioners Schreiter and McKitish were not present (excused).

CALL TO ORDER

Mr. Beck called the meeting to order.

RE-ORGANIZATION OF OFFICERS

On motion of Mr. Hassick, seconded by Mr. Licht, the Planning Commission voted 5-0 to nominate Mr. Charles Beck as Chairman of the Planning Commission. All in favor.

On motion of Mr. Licht, seconded by Mr. Miller, the Planning Commission voted 5-0 to nominate Mr. Stephen McKitish as Vice-Chairman of the Planning Commission. All in favor.

On motion of Mr. Hassick, seconded by Mr. Licht, the Planning Commission voted 5-0 to nominate Mr. Joseph Hebelka as Secretary of the Planning Commission. All in favor.

APPROVAL OF THE MINUTES

On motion of Mr. Hassick, seconded by Mr. Miller, the Planning Commission voted 5-0 to approve the November 12, 2013 Planning Commission Meeting Minutes as submitted. All in favor.

Review and prepare formal decision on the correspondence from Robert Piligian of Bascom & Sieger, Inc. regarding extension of the review period for the Minor Lot Subdivision of 1524 E. Emmaus Avenue and Herbert Street.

On motion of Mr. Miller, seconded by Mr. Hassick, the Planning Commission voted 5-0 to accept the extension request of 180 days as presented in a letter dated October 2, 2013 from Mr. Robert Piligian of Bascom & Sieger, Inc. on behalf of the owners of the Minor Lot Subdivision of Ms. Barbara Litzenberger at 1524 E. Emmaus Avenue and hereby grant the 180 time extension for the review process in accordance with the municipal planning code rules and regulations.

Zoning Review from 11/12/2013 that was also submitted to Urban Resource Development Corporation (URDC).

Ms. Sopka stated that this is notification that the 11/12/2013 zoning review was submitted to URDC for any their review and amendments the Ordinance relative to the comments provided by the Planning Commission members.

Review the recommendations to the Zoning Ordinance that were discussed during the 12/3/2013 workshop meeting, and make the necessary recommendations or clarifications.

Ms. Sopka provided a summary of the proposed changes from the 12/3/2013 workshop meeting. Action must be taken on this review today. Ms. Sopka stated that she did an evaluation for the words “primarily” and “substantially” and they are mentioned numerous amounts of times throughout the document. Ms. Sopka referenced sections of Lower Milford Township and the City of Bethlehem zoning ordinances which clarify substantial. She stated that each municipality used different consultants. The members discussed the meaning of both words.

Attorney Siegfried, of Norris McLaughlin & Marcus, P.A., offered that the under the law, if your Ordinance does not define the term, then you go to the ordinary meaning of the term. Sometimes that is the beauty of the phraseology. It gives discretion to the governing body. It gives the planners the flexibility to determine what they think and the reasons what is and what is not substantial. Ms. Sopka read aloud the definition of the word “substantial”. Attorney Siegfried stated that if (developer) somebody says, “these are the substantial changes,” they have got to prove their case.

The members also discussed Flood plains and FEMA map, Stormwater management and compatibility were both deleted and they will be reinstated, Chapter wording verses Ordinance, deletions, definitions for greenhouses and grading, access easement was changed to easement, age of Kidspace care and treatment facility, clear cutting trees, definition of overlay District, definition and regulations of private use for heliport and landings, Lehigh Valley Health Network (LVHN) Medevac/heliport is considered a commercial accessory use (public emergency) not personal/private use, land disturbance, Lot, Lot width, Lot Line, Pennsylvania State should be referenced as the Commonwealth, Right-of-way, Right-of-way, Legal and Right-of-way, Ultimate, charter schools and cyber schools.

Ms. Sopka stated that she would make these amendments and get them to URDC for review and comment.

On motion by Dr. Licht, seconded by Mr. Miller, the Planning Commission voted 4-0 to accept the changes of the amended zoning amendments discussed at the workshop of December 3, 2013 and amended this evening. All in favor.

Discuss the potential of additional meetings toward finalization of the Zoning Amendments. The meeting dates and times would be advertised in the newspaper.

Ms. Sopka will review the available dates for the workshop meetings and submit to the members.

OTHER BUSINESS

None

ADJOURNMENT

On motion by Mr. Miller, seconded by Mr. McKitish, The Planning Commission voted to adjourn the meeting. All in favor.