

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

February 11, 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 (late), Licht, Schreiter, Hassick, McKitish (late) and Beck. Also present were and Ms. Sopka, Director of Planning & Zoning and Attorney Ashley, Township Solicitor. Mr. Tettermer, Township Engineer and Mr. Soriano, Township Manager were not present. Commissioners Hebelka was not present (excused)

CALL TO ORDER

Mr. Beck called the meeting to order.

APPROVAL OF THE MINUTES

On motion of Dr. Licht, seconded by Mr. Hassick, the Planning Commission voted 4-0 to approve the January 14, 2014 Planning Commission Meeting Minutes as submitted. All in favor.

Continue Zoning Amendments Part 3 Review

The Planning members start the meeting discussing their February 10, 2014 workshop meeting review. They reviewed tables A, B and C. The discussion began with the following table of requirements for lots and setbacks by district and its numerical values and site capacity analysis for lots within a subdivision or land development.

They discussed the use of the existing footnotes and agreed that the footnotes were unnecessary.

The discussion continued with right-of-ways and measurement requirements, the inconsistency of numerical references, minimum building setback for principle structures for R3, R4, R5 districts. Attorney Ashley also advised the definition of post-development street right-of-way, ultimate right-of-way, right-of-way and legal right of way.

Discussion continued on the minimum of paved lot areas, no accessory structures are to be placed in the front yards of residential areas and manufactured mobile homes.

It was noted that non-residential family daycare centers is an accessory use not a residential use. Attorney Ashley stated that there should be some type of regulations for residential uses in a commercial district. Tree removal/tree harvesting should not be labeled as an accessory use and will be relocated under miscellaneous use.

Solar panels/solar collectors were discussed. Mr. McKitish expressed his concern that the solar is referenced in different areas and the wording is not consistent. Mr. McKitish also stated that solar is being incorporated into roofing and siding materials. This is a potential concern for our volunteer fire departments as they have to go through special training for this type of material if there would be a potential fire because solar continuously produces power. It needs to be

documented properly especially for the future. Solar is labeled as an accessory use and should be listed in miscellaneous.

The members approved changes to the wording of the Ordinance. They discussed the use of the word “restricted” that was questioned by Ms. Sopka.

Regarding the overlay district, the members add the following sentence: for a healthcare campus refer to Part 10. They also discussed creating two distinctions between “college” and “university or “medical college”.

OTHER BUSINESS

Next work shop meeting is scheduled for February 25, 2014.

ADJOURNMENT

The Planning Commission voted to adjourn the meeting. All in favor.