

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM**

**February 14, 2012**

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, Schreiter, Hebelka, Hassick, McKitish and Beck. Also present were Attorney Ashley, Township Solicitor and Ms. Sopka, Director of Planning & Zoning.

**CALL TO ORDER**

Mr. Beck called the meeting to order.

**APPROVAL OF THE MINUTES**

On motion of Mr. McKitish, seconded by Mr. Hassick, the Planning Commission voted 7-0 to approve the January 10, 2012 Planning Commission Meeting Minutes as submitted. All in favor.

**3300 LEHIGH STREET SOUTH MALL – CONDITIONAL USE APPLICATION**

**Mr. James Pompa of Cornerstone Consultant Company LLC seeks approval under Zoning Ordinance Section 807.3 which requires temporary uses to be heard as Conditional Use to set up and operate the “Flower Tent” within the parking area of the South Mall.**

Present was James Pompa of Cornerstone Consultant Company/The Flower Tent.

Mr. Pompa stated that they would be installing a 20’ x 60’ tent. The tent installation is scheduled for March 26, 2012 and sales would begin March 29, 2012 through April 8, 2012 for the Easter Holiday. The tent would remain to re-open on May 3, 2012 until June 17, 2012 in observance of Mother’s Day.

Discussion ensued regarding tent location, daily maintenance and security. The daily maintenance and security will be the responsibility of Cornerstone Consultant Company. Mr. Hassick inquired if chemicals that are used on the flowers will be stored in the tent. Mr. Pompa stated that no chemicals would be on site. A fire extinguisher, no smoking signs and exit signs will be placed in the tent.

Mr. Pompa inquired if he could apply for multiple years of operation. The Conditional Use request is for three years of operation. Mr. Pompa advised that sales are usually 60 days or less. The Conditional Use requirements were discussed. Attorney Ashley advised Mr. Pompa that he can make a three year Conditional Use request, however he should provide the exact dates of operation for the following years as it is to be stated in the request.

**A motion was made by Mr. McKitish, seconded by Mr. Licht, the Planning Commission voted 7-0 to make a recommendation to the Board of Commissioners to approve the Conditional Use of the Cornerstone Consultants Company Flower Tent at 3300 Lehigh Street for the year 2012 through 2014. All in favor.**

**COMPREHENSIVE PLAN UPDATE**

Present was Mr. Charles Schmehl from Urban Research Development Corporation (URDC).

Mr. Schmehl provided a draft copy of the plan. He advised that a few corrections have been made and additional information that the State requires URDC to put in the plan.

Mr. Schmehl stated at the last meeting the Lehigh Valley Hospital Health Care Overlay District was discussed and it was at the request of the surrounding residents to schedule a field visit with them, the Planning Commission members and the hospital staff. All communications have been made and the field visit is scheduled Saturday, March 3, 2012 at 10 a.m. in front of the Family Lodging Center. Mr. Schmehl requested that this meeting be legally

advertised as it is open to the public. Mr. McKitish stated that this field visit is open to the public however there will not be any decision making and/or no action taken even if a quorum is present. This visit is strictly for informational purposes only.

Mr. Schmehl requested that the Planning Commission consider moving the plan forward to the Board of Commissioners at the next regular scheduled planning meeting. Mr. Schmehl noted that any revision can be made up to the night before it is adopted by the Board of Commissioners. The plan needs to be sent to the Lehigh Valley Planning Commission (LVPC) for review. The LVPC has 45 days to review the plan before the Commissioners hearing.

Mr. Schmehl stated, if time permits, they would like to be scheduled on the monthly planning agenda to discuss the zoning and subdivision revisions. Mr. Schmehl would like to review and discuss the Zoning and Subdivision Ordinance and policy matters starting at the March meeting.

Mr. Schmehl provided an update of the recreation trail that would connect Lehigh Valley Hospital to the trails of the Fish Hatchery. The concern was not having pedestrians and bicyclists on Fish Hatchery Road east of Cedar Crest Blvd. Walk signals are at the crossing of Fish Hatchery Road and Cedar Crest Blvd., nothing else can be done at this intersection. He believed that the trails will be a benefit for marathons and other events. URDC is hoping that the trail system will eventually be around the complete perimeter of the hospital grounds.

Mr. Schmehl stated that a grant can be submitted for this project to the State Community Conservation Grant Program prior to the April 6, 2012 deadline. He provided guidance associated with the grant application, requirements and expenditures that would be covered under the grant. He noted that the State funds cannot be used on private property. Each property owner would be responsible for their portion of the trail system. Mr. Schmehl stated it is hoped that Lehigh Valley Hospital would match by contribution the township's portion of the grant application.

#### **OTHER BUSINESS**

None

#### **ADJOURNMENT**

On motion of Mr. Hassick, seconded by Mr. Schreiter, the Planning Commission voted 7-0 to adjourn the meeting. Meeting adjourned.