

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM  
April 10, 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, Hassick, McKitish and Beck. Also present were Attorney Ashley, Township Solicitor; Ms. Sopka, Director of Planning & Zoning and Mr. Soriano, Township Manager. Mr. Hebelka was not present (excused).

**CALL TO ORDER**

Mr. Beck called the meeting to order.

**APPROVAL OF THE MINUTES**

On motion of Mr. McKitish, seconded by Mr. Miller, the Planning Commission voted 6-0 to approve the March 13, 2012 Planning Commission Meeting Minutes as submitted. All in favor.

**CONTINUATION UPDATES TO THE FOLLOWING: COMPREHENSIVE PLAN; ZONING  
ORDINANCE; AND SUBDIVISION AND LAND DEVELOPMENT (SALDO)**

Present were Mr. Charles Schmehl of Urban Research Development Corporation (URDC).

Mr. Schmehl reviewed and provided drafts of the zoning language and the revision to the health care overlay district that was discussed at last month's meeting.

Mr. Schmehl stated that a meeting took place for the **recreation trail connection** to Lehigh Valley Hospital. At this meeting it was discussed that it is cost effective for an 8 foot trail instead of 12 foot trail. The materials being considered is either asphalt or compacted stone. It has been concluded that crossing would be at Fish Hatchery Road intersection. Mr. Schmehl did note that the state will not be involved in this project.

Mr. Schmehl referred to the **Comprehensive Plan**. At last month's meeting it was discussed how to balance protecting the neighborhood flexibility in expansion of the health care uses on Lehigh Valley Hospital's properties. Mr. Schmehl reviewed the Comprehensive Plan's two outstanding issues, the first being the overlay zoning districts and secondly, addressing neighborhood protection as far as healthcare uses.

Mr. Schmehl stated that any new buildings will not be allowed within 300 feet of the residential lots with the first 100 feet as a berm. He reviewed the residential visual barrier, stating that in zoning any new principal building proposed requires berms and landscaping along the entire residential boundary be updated where needed to provide an effective visual screen.

Ms. Sopka stated one item to be ensured is that Lehigh Valley Hospital does not exceed their maximum lot coverage. In her review of the ordinance, a storm water detention basin is not considered part of an open space criteria or an impervious area. Mr. Schmehl reviewed that section of the zoning ordinance and a discussion ensued. It was concluded that the township engineer would make the decision if these basins are a run off of .8 or greater. Ms. Sopka stated that these basins are clay lined, therefore making it no longer impervious. This will be clarified.

Ms. Sopka stated that the Salisbury Township Environmental Advisory Committee (EAC) reviewed the environmental component of the Comprehensive Plan. It was unanimous that the EAC wants what Wildland's Conservancy documented for the Plan is instituted verbatim. Mr. Schmehl stated that he believes the documentation from Wildland's Conservancy is in the December draft. Ms. Sopka stated that she will re-evaluate the draft.

Mr. Schmehl stated that if any changes are required it can still be done, however he would like to encourage that the plan move forward with the Board of Commissioners.

Mr. Schmehl stated that URDC is requesting that the Planning Commission recommend the Comprehensive Plan to the Board of Commissioners and directing URDC to forward this plan to the Lehigh Valley Planning Commission, the adjacent municipalities and the school district.

**A motion was made by Mr. Schreiter, seconded by Mr. Hassick, the Planning Commission voted 6-0 to recommend the Comprehensive Plan to the Board of Commissioners and the review be completed in accordance by state law, primarily the municipal planning code by the Lehigh Valley Planning Commission. All in favor. Mr. Hebelka was not present for vote.**

Mr. Beck opened the floor for **public comment**.

Mr. Chuck Siuciak, 1215 Caroline Road, inquired about Lehigh Valley Hospital's retention pond not being part of impervious surface. Discussion ensued and Ms. Sopka stated that the Comprehensive Plan is a recommending document and the Zoning Ordinance implements the recommendations. Mr. Schmehl explained that the Comprehensive Plan sets the policies for the Zoning Ordinances which are detailed.

Mrs. Adele Clemmer, 3619 Sunset Avenue, stated she reviewed the attorneys overlay zone response. She asked that the letter be clarified. She inquired if the Comprehensive Plan can be very specific to the 8 story buildings and any possible blasting that may occur.

Mr. Schmehl continued with a draft review of the Zoning Ordinances. He stated there are significant changes from the current book. He reviewed the administrative provision including permits, penalties and certificate of occupancy.

He continued with policy matters including persons with disabilities and drug & alcohol (D&A) under federal guidelines.

Conservation districts were discussed and Ms. Sopka inquired about "paper alleys" and if they could be utilized as in lot coverage or distance. Mr. Schmehl believed that they should not count as a lock area unless vacated. However they retain utility rights even when vacated. Mr. Schmehl stated that this will be addressed.

Mr. Schmehl reviewed the codification process portion and stated that clarification has been made in the list of uses including what housing types belong in what districts. The footnotes state the minimum amount of land needed prior to housing types, e.g. single family, townhouses or apartments in a single family home.

Mr. Schmehl stated that they are suggesting a site capacity analysis in the conservation residential district. Ms. Sopka stated that the site capacity analysis takes into consideration ground water seeps, natural drainage area, high water tables, etc. and should reflect a broader area range. He stated that it is written this way for lot size flexibility but they will write in a site capacity system if requested.

Mr. Schmehl stated that they need to distinguish between solar energy and wind turbines. They would restrict standard solar energy systems to residential and a larger solar energy farm would be restricted to the business districts. He stated that multiple wind turbines would be restricted to a business district and they limit the setback equal to the height. They need to be 25 feet above the tallest tree or building on the property.

Ms. Sopka inquired about concepts for green roofs. Mr. Schmehl stated they cannot require them but will put document incentives for the green roofs. There was small discussion about sustainable energy noted in the plan.

He concluded with a new draft of the healthcare overlay district for review. It was stated that the area north of Fish Hatchery Road is one tract of land for building coverage. Discussion ensued about building heights, sign provisions, open land, berms, visual barriers and maintenance provisions.

The Cedar Crest Professional Parks recommendations were to allow taller height buildings and redevelopment in that area. This would be treated similar to the Lehigh Valley Hospital area.

He requested that updates and discussion continue at the next regular scheduled planning meeting.

**PUBLIC COMMENT**

Mr. Patrick Slattery, 1072 Morningstar Drive Lower Macungie, is present on behalf of **Kids Peace**. Mr. Slattery stated Kids Peace and Salisbury Township have been in discussion regarding an Ordinance for mental disabilities. He gave a brief history and stated that all residents at the Broadway campus have been relocated to the Kids Peace, Orefield campus. The Broadway campus is now on an out-patient basis and is basically a family campus.

The Ordinance language change request is that they want to be able to treat an adult. They have children that have been treated at a young age and have now grown into an adult and the families would like to stay and continue treatment. Mr. Slattery stated that this language change only changes what can be done on the campus relative to adults who aren't a relative to the children being worked with now.

Discussion ensued regarding group homes and facility services. Mr. McKitish stated that more information needs to be provided before language change of an ordinance. He expressed his concern about the residential community. Ms. Sopka stated she would gather the permitted uses, criteria and additional information associated with this and provided this information to the Planning Commission for a better perspective.

**OTHER BUSINESS**

None

**ADJOURNMENT**

The Planning Commission voted to adjourn the meeting. Meeting adjourned.

