

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM  
May 13, 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, Hassick, Hebelka, and McKitish; Ms. Sopka, Director of Planning & Zoning, Attorney Ashley, Township Solicitor and Mr. Tettermer, Township Engineer. Commissioners Schreiter and Beck were excused.

**CALL TO ORDER**

Mr. McKitish called the meeting to order.

**APPROVAL OF THE MINUTES**

On motion of Mr. Licht seconded by Mr. Hassick, the Planning Commission voted 5-0 to approve the April 8, 2014 Planning Commission Meeting Minutes as submitted. All in favor.

**Continue review of Amended Zoning Ordinance.**

Ms. Sopka stated that focus of the review would be the comments provided by Attorney Ashley and Mr. Glenn Miller regarding the current zoning ordinance amendments. Some aspects deal with the general portion of the ordinance and a majority deals with the overlay district. Ms. Sopka referenced several correspondence provided by Attorney Ashley that are beneficial to the reviews and recommendations to the ordinance by the Planning Commission.

Required water connections were discussed. Attorney Ashley stated that this should not be in the zoning ordinance; this is a Subdivision and Land Development Ordinance (SALDO) requirement and/or provision. All members were in agreement.

Home occupation business including parking was discussed. Two parking spaces will be required for a low-impact home business occupation. If the home occupation requires more than two parking spaces and they cannot meet that requirement then an appeal would have to be made to the Zoning Hearing Board. A general home occupation requires a zoning application. All members were in agreement.

Attorney Ashley referenced political signs and the section of the ordinance that restricts it to a two sign limit per candidate. He stated that he does not believe you can limit political speech as America was founded on political free speech and the courts have been very aggressive protecting that. Ms. Sopka stated that under the political sign section of the ordinance it will state that political signs are not regulated including the size of political signs. However, it was stated that the placement of the political signs cannot restrict views of motorists or impede vehicle right-of-ways as this becomes a safety issue.

Attorney Ashley and the members discussed when an application for a building permit is required for damaged or destroyed structures. It was clarified that a permit must be issued within 12 months after the incident and work is to begin within 18 months of the permit issuance.

In regards to Lehigh Valley Health Network (LVHN) campus housing, resident and non-resident parking and storage vehicles were discussed.

The Overlay District was discussed. There were a few word eliminations and title incorporation. It was stated that the site capacity analysis should not exclude the LVHN campus. Campus childcare centers were discussed. All members were in agreement.

### **OTHER BUSINESS**

Workshop meeting is scheduled for Thursday, June 5, 2014 at 6:30 p.m.

### **ADJOURNMENT**

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