

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM**

**June 10, 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, Schreiter, Hassick, Hebelka, and Beck; Ms. Sopka, Director of Planning & Zoning, Attorney Ashley, Township Solicitor and Mr. Tettermer, Township Engineer. Commissioners Licht and McKitish were excused.

**CALL TO ORDER**

Mr. Beck called the meeting to order.

**APPROVAL OF THE MINUTES**

On motion of Mr. Hassick seconded by Mr. Miller, the Planning Commission voted 5-0 to approve the May 13, 2014 Planning Commission Meeting Minutes as submitted. All in favor.

**Continue review of Amended Zoning Ordinance.**

Present was Attorney Timothy Siegfried, Esquire and Mr. James Rothdeutch of the PidCock Company both representatives for Lehigh Valley Health Network (LVHN).

The members continued to review the remaining outstanding issues and revisions for the proposed changes of LVHN Overlay District. Ms. Sopka reviewed an email from Attorney Timothy Siegfried, Counsel for LVHN, in regards to their recommendations.

The heliport and medical heliport was discussed and definitions clarified. The word “non-routine” medical landing was removed and **replaced with medical services**. Attorney Siegfried expressed his concern about routine trips and the hospitals heliport schedules when it is not an emergency service, e.g., a patient transport to another hospital facility that can provide the medical care that is specifically needed. **All members were in agreement.**

**Site triangles need to be separated from intersections** was a recommendation by Mr. Tettermer. This is located under access and driveways. **All members were in agreement.**

Political sign placement was reviewed. During discussion it was stated that clarification is needed to constitute what would be a hazardous condition of a political sign placement. Mr. Tettermer stated that there must be documentation in the zoning ordinance of sign placement especially if it is a safety issue and why it would be requested to be removed. That there must be justification to make it clear that any sign about 2 feet high in certain areas constitute a possible pedestrian or vehicular hazard. Attorney Ashley also stated that a politician does not want his/her sign to cause an accident. There is a phone number to call if that issue would arise and they will place the sign appropriately. **All members were in agreement.**

Provisions regarding uses permitted by right were discussed. Attorney Ashley basically inquired if the Township wants the LVHN campus to have the same restrictions as the rest of the Township.

The Life Care Center (a.k.a. a personal care/nursing facility) and its parking on a health care campus were discussed. Attorney Ashley stated that there should be provisions that the parking is within a reasonable distance of this particular use. The purpose of the zoning is to apply regulations that are necessary to make sure that this land use development is done appropriately. There is a parking setback and buffer/berms requirements that protect the residential area around the LVHN campus. LVHN requested parking be within 250 feet. **The members are in agreement.**

Steep slopes, landscapes, berms and buffer requirements were discussed.

Definitions were clarified; there were a few word eliminations and title corrections.

### **OTHER BUSINESS**

Workshop meeting

### **ADJOURNMENT**

On motion of the Planning Commission voted to adjourn the meeting. All in favor.