

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:30 PM
September 10, 2013**

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; Mr. Tetterer, Township Engineer; Ms. Sopka, Director of Planning & Zoning and Mr. Soriano, Township Manager.

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 7-0 to approve the August 13, 2013 Planning Commission Meeting Minutes as submitted. All in favor.

2602 LINDBERG AVE – RUSSELL-LINDBERG SUBDIVISION

Review the Sketch Plan of the proposed land subdivision of the property located on 2602 Lindberg Ave. The site is located in the Low Density Residential (R-2) zoning district and incorporates approximately 15.88 acres that includes an existing single family dwelling and driveway from Lindberg Ave. The project proposes to subdivide the property into seven (7) single family detached dwelling residential lots.

Present were Mr. Amit Mukherjee, P.E. of Base Engineering Inc., Mr. Jeff Russell, President of Russell Holdings, Mr. Greg Russell, Owner.

Mr. Tetterer highlighted his review letter dated August 30, 2013. Mr. Tetterer stated there are items to be discussed for plan preparation. Most are waiver and SALDO issues.

Roadway widening, existing driveways, curbs and sidewalks, and street trees are up for discussion.

In conclusion, this is a sketch plan and all the above comments are recommendations for preparation of the preliminary/final plans and are not final.

Ms. Sopka highlighted her comment review letter September 4, 2013. She reviewed the proposed new parcels and indicated compliance with the zoning requirements for lot size in an R2 zoning district. There is a recreation fee due to the Township in the amount of \$1,500.00 per new lot created. Ms. Sopka recommended that the site plan should be submitted to the City of Allentown for their comments and review. Ms. Sopka stated that she concurs with the recommendations of the Township Engineer.

Mr. Mukherjee stated that the intent is to close off the driveway to the arterial road. Mr. Tetterer stated that a deferral may be required for not only the driveway, but also the sidewalks.

Mr. Russell is proposing 12,000 square foot lots, which meets the zoning requirements, but are undersized compared to the surrounding homes. Mr. Schreiter was concerned about the smaller size of the proposed homes compared to the larger existing homes and how this may affect the existing homes property value.

The sewer system was discussed. One of the lots is proposed to be a stormwater detention basin. Mr. Hebelka recommended getting guidance from the Township Engineer.

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

Ms. Janet Keim of 11 Pine Street expressed her concerns about stormwater, runoff, stream sewage, watershed pollutants and pollution of the Little Lehigh that requires no human contact.

Mr. Robert Agonis of 1189 Meadowbrook Circle West expressed his concern about the added traffic on Lindberg Avenue.

2051 Bevin Drive – Legacy Place Land Development

Review the proposed amended Preliminary Land Development presented by Posh Properties for the construction of a Personal Care Home often referred to as Assisted Living/Memory Care facility within the Office-Laboratory (C1) District located along the corner of Bevin Drive and Regent Court. The site incorporates 2.45 acres of vacant land. The Planning Commission during their May 14, 2013 meeting made a recommendation to the Board of Commissioners to approve the Preliminary Land Development however there have been several changes made to the plan which requires additional review by the Planning Commissioners of Salisbury Township.

Mr. Beck stated that this item had been cancelled this evening. However, on behalf of the Applicant, Posh Properties has been authorized to grant a time extension until October 31, 2013 to allow the Township additional review time to act on this application.

On motion of Mr. McKitish, seconded by Mr. Schreiter, the Planning Commission voted 7-0 to accept the granting of the time extension to October 31, 2013 for the review period of Legacy Plan Land Development. This letter is dated September 9, 2013. All in favor.

Review Zoning/SALDO Amendments

Present were Mr. Charlie Schmehl of (URDC) Urban Research Development Corp., Legal Counsel and Representative to Lehigh Valley Health Network (LVHN) Mr. Tim Siegfried, Esquire of Norris, McLaughlin and Marcus, and Mr. James Rothdeutsch of The Pidcock Company representative to LVHN.

Mr. Schmehl stated the LVHN (Lehigh Valley Health Network) staff, Township staff and neighborhood residents had several workshop meeting. He indicated the remaining issues of the HealthCare Overlay District (HCO) and the healthcare zoning map need to be discussed.

The HCO was discussed in detail at last month's meeting; however signs, utility buildings and Attorney Ashley memorandum are in need of discussion and clarification.

The construction of utility buildings in the rear of the hospital was discussed. LVHN has proposed a response to the residents concern about these buildings. Mr. Rothdeutsch stated that it was agreed that new construction of utility buildings is not appropriate to the Transitional Overlay District (TO). However, the existing central utility building for Lehigh Valley Hospital is currently located in the TO district and may be permitted to expand further if necessary. Mr. Hassick stated that there should be a limitation on the expansion of the existing central utility building. Mr. Siegfried advised that the central HVAC and central utility building already exist within the hospital. If necessary, it must be expanded to be able to service their patients. If a new central utility building needs to be constructed it will not be in the TO district. Attorney Ashley stated that this must be specifically identified in the zoning ordinance so there is no miscommunication for future proposed projects. Mr. Rothdeutsch stated that this should be **labeled as a power plant specific for the hospital not a central utility building** for better definition, existing as of September 10, 2013.

Discussion ensued regarding acceptable expansion, oxygen tanks, height restrictions, noise level and visual restrictions. Mr. McKitish stated that in regard to the oxygen tanks and the size, there is a neighborhood concern not only from the noise aspect but the visual aspect and its aesthetics. This of course is under the condition if additional tanks are necessary.

Mr. McKitish address potential concerns regarding oxygen tanks and the potential expansion in the TO zone. The concern was tanks getting larger and taller based upon the need, thereby impacting the aesthetics of the residential community. Mr. McKitish recommended to remove the tanks from the TO zone by replacing them in the HCO zone closer to the hospital.

Sign provision restrictions were discussed. The conclusion of the workshop meeting was to “tighten up” sign provisions in the C1 district in Cedar Crest Professional Park (CCPP), as they are restrictive. Mr. Schmehl provided sign proposal for the CCPP. The digital sign proposed by LVHN will be placed at I78 and Cedar Crest Blvd. will change every 30 seconds for safety reasons. Signs on each wall of the buildings cannot be more than 15 percent facing I78 and Cedar Crest Blvd., and no more than 10 percent facing elsewhere. Banners can cover only five percent if facing a residential lot. The ten foot height entranceway sign restriction continues to apply. The interior donor signs are not to be illuminated.

Attorney Ashley addressed certain items for discussion and clarification. These items included underlying easements and covenants being a zoning issue, ownership of land within the HCO district and TO district, indications for psychiatric care for in-patient and out-patient, emergency entrances not permitted in the TO district, and dimensional areas and coverage requirements of the public healthcare campus. Discussion ensued, issues were addressed and changes would be made appropriately.

A provision will be added for new outdoor storage tanks which would also trigger construction of the berm as would a building. Berm construction takes place at the same time of construction because of the earth movement. The berms and landscaping will be a visual blockage from the hospital from the residential area.

Mr. Schmehl stated that all changes will be made as recommended this evening.

Mr. Schmehl reviewed the zoning map with the current changes including the healthcare overlay district, Waldheim Park changing over to R5 district, steep slopes on the eastern portion of the township and the correction of the existing Walking Purchase Park being conservation or CR district.

A few additional items were discussed. A new state law sends electronic notices to registered residents who have mineral rights. Driveway provisions were discussed in the R4 zoning district and concluded with a driveway setback equal to the side yard. Clarification was made for in-ground pool advising that the setback is measured from the water surface. Sign provisions under C1 are less restrictive unless a complex has more than one building. Ms. Sopka will review how strict the sign provisions within this district are and provide this information to Mr. Schmehl relative to what is proposed in the HCO.

Mr. Schmehl stated that a letter was received from Lehigh Valley Planning Commission (LVPC) with their comments and review. Their focus was basically stormwater. This has been addressed.

Ms. Schmehl stated that the Subdivision and Zoning Ordinance cross reference each other. The Zoning Ordinance needs to be sent to LVPC and the subdivision changes need to be sent back to LVPC. In that the Planning Commission is to schedule a public meeting on the Zoning Ordinance.

OTHER BUSINESS

None

ADJOURNMENT

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