

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM  
October 11, 2011**

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, Hebelka, Licht, Hassick, McKitish and Beck. Also present were 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. Miller, seconded by Mr. McKitish, the Planning Commission voted 7-0 to approved the July 12, 2011 Planning Commission Meeting Minutes. All in favor.

On motion of Mr. Miller, seconded by Mr. McKitish, the Planning Commission voted 7-0 to approved the September 13, 2011 Planning Commission Meeting Minutes as amended. All in favor.

**COMPREHENSIVE PLAN UPDATE**

Present were Mr. Charles Schmehl and Tom Palmer both from Urban Research Development Corporation (URDC).

Mr. Schmehl started the meeting with the community development revitalization section and action portion of the Comprehensive Plan. He inquired if the Planning members had any comments or concerns.

Mr. Schmehl stated that at this time the Wildlands Conservancy is working on the natural feature section of the plan since Lehigh County Conservation District (LCCD) has their portion completed. The reports will be consolidated and the draft should be available for the November meeting.

Mr. Miller inquired about the posting of historical preservation signs and the protocol for placement. Mr. Schmehl explained the two procedures; either the municipality or the state can post the signs, however there is more involvement with the state. Mr. Soriano inquired if there is any Salisbury property under the National Historic Registry. Mr. Schmehl responded that they are only aware of efforts to get a district setup around the Western Salisbury Church.

The members spoke of different historic properties in the Township. Mr. Beck stated that the Salisbury House was a stage coach house and directly across the street was its carriage house. Mr. Schmehl stated that there are historical property recommendations through the plan.

There was discussion about future new development along Lehigh Street with the established mall and the Cedar Crest Professional Park located on S. Cedar Crest Blvd., across from Lehigh Valley Hospital. Mr. Schmehl believes these locations are key areas for revitalization efforts and/or redevelopment efforts because this is the main commercial district within the township.

Mr. Schmehl reviewed the action plan draft and explained that the idea for this plan is to take all recommendations from various sections and list them in a table. The ideas will be identified with recommendations and some will be listed as high priority. Mr. Schmehl stated that a listing of some of the potential funding sources is included.

There was small discussion on intergovernmental cooperation. Mr. Schmehl stated that they have had cooperation with the Lehigh County, City of Allentown, Lehigh Mountain, and Walking Purchase Park projects, etc. He inquired if the township has a capital improvement program and if so, the Planning Commission should be involved in this

process. He stated that this program identifies guidelines that can be used for priorities, e.g., grants. Mr. Schmehl stated that this plan has a point system which has been developed for department heads to submit requests to the Planning Commission.

Mr. McKitish inquired about the prepared pathway plan and if undedicated alley ways can be turned into pathways. Mr. Schmehl believed that this plan would be a good idea because there are urban communities that have connective alleyways and they are used as connected trails. Allentown added this into their trail plan.

Mr. Schmehl provided an updated grounds map of Lehigh Valley Hospital. He stated that map revisions have been made per last month's discussion request of a new institutional overlay zoning district. The main goal of this new district is to give flexibility on the core campus of the hospital and exercise control on the lands closest to the existing homes. The map is divided into zoning district sections and explained what is allowed, what is required and what is recommended. It is encourage that the hospital goes up verses out with the buildings located near Cedar Crest and I78. Mr. McKitish inquired if there is a Federal Aviation Administration (FAA) building height requirement because of the location and flight path of Queen City Airport. Mr. Schmehl also stated that, by request, the homes on the South Whitehall Township border remain as a special exception.

Discussion ensued regarding zoning districts for housing, the placement and square footage requirements for townhomes, twin homes and single family dwellings. Mr. McKitish believes that with a wide range of twin homes it will change the character of the neighbor. Ms. Sopka inquired if they could put wording within the Ordinance that it is reflective of an existing community of single family dwelling units. Ms. Sopka stated that the standard of development needs to be clarified.

Mr. Schmehl referred to natural features, such as, riparian buffers and buffers along the creeks. He advised that the current Ordinance is only specific to building parking and storage areas for water line setbacks. Discussion ensued and recommendation will be made regarding different natural features.

Mr. Schmehl addressed places of worship and stated that per township Ordinance, new churches require a special exception and a 1 ½ acre lot. Parking and buffer areas were discussed for residential areas. Mr. Schreiter believed more direct language should be stated in the plan with clarification of a place of worship.

Mr. Schmehl concluded and will meet at the next scheduled meeting on November 9, 2011.

## **OTHER BUSINESS**

## **ADJOURNMENT**

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