

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:00 PM

December 9, 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 Beck, Miller, Schreiter, Hebelka, and Hassick; Attorney Ashley, Township Solicitor, Mr. Tettermer, Township Engineer and Ms. Sopka, Director of Planning and Zoning. Commissioners Licht and McKitish were not present (excused).

CALL TO ORDER

Mr. Beck called the meeting to order.

APPROVAL OF THE MINUTES

On motion of Mr. Schreiter, seconded by Mr. Hassick, the Planning Commission voted 5-0 to approve the November 12, 2014 Planning Commission Meeting Minutes as submitted. All in favor.

The new “draft” Salisbury Township Zoning Ordinance

Present Mr. Charlie Schmehl, Vice President of Urban Research & Development Corporation (URDC); Mr. Timothy Siegfried, Esquire, of Norris, McLaughlin & Marcus, P.A., and Mr. James Rothdeutsch, Engineering Consultant of The Pidcock Company, both representing Lehigh Valley Health Network (LVHN).

Ms. Sopka addressed a few items from the Lehigh Valley Planning Commissions (LVPC) review letter for discussion and clarification:

- Part 2, Section 202 under terms defined that make reference to a new definition of commercial outdoor recreation that does not violate the county comprehensive plan as long as either another definition or a discrete zoning classification in this ordinance considers the use of a motor vehicle race track. Mr. Schmehl stated that a motor vehicle race track is a discrete use in the use table. It is an exclusionary concern as there is no available commercial ground in the township for placement.
- Part 4, gas and oil wells as a principal or accessory use was questioned. Mr. Schmehl stated that at the time the ordinance was written it was a state law stating it must be allowed but was overturned by the Supreme Court over a year ago. LVPC stated that truck movements are not allowed at late night hours except for emergency. Gas drilling is a 24 hour straight operation when in production. Public Safety Hazard is considered an emergency, drilling is not.
- Tree harvest in violation of the Comprehensive Plan, therefore the LVPC is recommending riparian buffers of 75 feet as opposed to 50 feet from a water way. Members agreed making the buffer 75 feet.

- Common open space definition was different from the open land definition for the LVHN hospital ground which was intentional as there is different set of standards for each, as it is not intended to be commonly used/commonly owned open space.
- Any typographical and grammatical errors will be addressed if necessary. Mr. Schmehl advised that if anything is corrected or changed it is required that it go back to LVPC for review. Any changes can be highlighted.

Attorney Ashley's letter was discussed regarding seeking the flexibility from the Board of Commissioners to appoint a representative from each ward for the Zoning Hearing Board. It was stated that each ward should be represented based on qualifications of individuals. Discussion continued regarding the possibility of keeping both sections of the Zoning associated with Section 112.1 (B and C) however it was stated these sections conflict each other. The Planning Commissioners agreed to utilize Section 112.1.C which provides for more flexibility. Flexibility is needed in the event that there is not availability from each ward for example Ward 1 does not have a representative, however, Ward 2 has two representatives of interests, allowing these members to be appointed.

On motion of Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voted 5-0 to recommend approval to the Board of Commissioners for consideration of adoption of the new Salisbury Township Zoning Ordinance contingent upon receiving a final approval from LVPC incorporating any comments from township solicitor's letters and recommendations from URDC, after the public hearing. All in favor.

Review the proposed Minor Lot Subdivision of 1452 East Emmaus Avenue. The plan proposes to subdivide one existing parcel with two residential structures currently constructed on the property. The property is located in the R-3 Medium Low Density Residential District. The intent is to subdivide the land to allow each structure to conform to zoning by providing each primary structure to be located on individual parcels.

The project has been withdrawn by the applicant and will proceed at a later date.

Review the proposed Preliminary/Final Land Development of the Lehigh Valley Health Network located at 1200 South Cedar Crest Boulevard, Allentown, PA for the construction of a campus parking facility, storm sewer and associated detention facilities located within the R-2 Zoning District of the campus.

The project has been withdrawn by the applicant and will proceed at a later date.

OTHER BUSINESS

NONE

ADJOURNMENT

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