

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:30 PM

July 14, 2015

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.

CALL TO ORDER

Mr. Beck called the meeting to order.

ROLL CALL

Glenn Miller

William Licht

Richard Schreiter

James Brown

Richard Hassick

Stephen McKitish (excused)

Charles Beck

John Ashley, Township Solicitor

David Tettermer, Township Engineer

Cynthia Sopka, Director of Planning and Zoning

APPROVAL OF THE MINUTES

On motion of Dr. Licht, seconded by Mr. Miller, the Planning Commission voted 6-0 to approve the May 12, 2015 Planning Commission Meeting Minutes as amended. All in favor.

Notification of a minor change to the Site Plan of the Lehigh Valley Health Network (LVHN) parking lot. Refer to the Memo dated June 8th, 2015 and site plan. A copy of the memo and site plan has been presented to the Salisbury Township Board of Commissioners. As indicated in the memo, this is just a notification and no action is required.

2110 and 2120 West Mosser Street Preliminary/Final Minor Subdivision

Review the proposed Minor lot Subdivision of land affixed to 2120 West Mosser Street that will be conveyed to the property of 2110 West Mosser Street which will allow access to their existing garage.

Present was Mr. James Weed, P.L.S of Weed Land Survey.

The purpose of the minor lot subdivision/lot consolidation plan purposes to subdivide a right-of-way tract and distribute the area between two adjacent lots. No new lots or construction are proposed as part of the subdivision. The site is located at the northeast corner of the intersection of West Mosser Street and Martin Luther King, Jr. Drive and is in the R1 zoning district. Both existing dwelling units utilize public sewer and water facilities.

Mr. Tetteimer highlighted his review letter dated July 8, 2015. Mr. Tetteimer addressed SALDO 10.4.I.3 regarding a cul-de-sac that must have a fully paved turnaround for emergency vehicle maneuverability including delivery trucks and trash haulers. It should be discussed whether a 20 foot long turnaround easement across the northern end of the 30 feet wide right-of-way should be provided. Besides the residents this area will not get a lot of traffic.

Additional items for review that need to be included on the plan are the names of adjoining property owners, copies of existing property deeds, existing contour lines and slope shading or a waiver to be requested, natural features, existing right-of-way width, existing public/sewer facilities, and direction of external boundary lines.

In conclusion, when all items are satisfactorily agreed, addressed and waivers received, he would recommendation engineering approval of this Preliminary/Final Minor Subdivision.

Ms. Sopka highlighter her letter review letter dated 07/08/2015. The project incorporates the minor subdivision of approximately 3,790 square feet of land that will be subdivided from Parcel 2 and conveyed to Parcel 3.

The Parcel 1 and Parcel 3 are both developed with homes and detached garages. The portion of land that will be conveyed to 2110 W. Mosser Street will lessen the nonconformity and improve the conditions relative to accessibility to their existing garage as well as provide conformity to the side and rear yard setbacks.

The purpose of this lot consolidation is to allow a portion of the land to be conveyed to the Mertz family to have access to their existing garage. The agreement had been negotiated through litigation.

Ms. Sopka concurs with Mr. Tetteimer's recommendation in his letter dated July 8, 2015.

On motion of Mr. Schreiter, seconded by Mr. Hassick, the Planning Commission voted 6-0 to table the proposed West Mosser Street preliminary-final plan for a minor lot subdivision. All in favor.

1211 Salisbury Road Preliminary/Final Minor lot Subdivision

Review the proposed Preliminary/Final Plan for a Minor Lot Subdivision of 1211 Salisbury Road. The property is located in the R-4 Medium Density residential district.

Present were Mr. Joseph Young, owner and Mr. Joseph Hollshwander, P.L.S.

The proposed Minor Subdivision is located in the Medium Density Residential (R-4) zoning District of Salisbury Township. The proposed project intends to subdivide an existing 22,603 square foot property into two (2) residential parcels. Currently the parcel is developed with a house, a detached garage and a shed.

Mr. Tetteimer highlighted his review letter dated July 8, 2015. The following items for review and discussion consists of the following: map location drawn at a scale of 1"-1000', existing contour lines and slope shading both on site within 100 feet, proposed grading, proposed street trees, earthmoving activities, DEP approve Planning Module, water connection, impervious surface, curb cutting, and change in the direction of external boundary lines.

In conclusion, until all items are satisfactorily addressed and waivers requested for specific items, engineering approval would not be recommended.

Ms. Sopka highlighted her review letter dated July 8, 2015. The R4 zoning criteria should be delineated on the site plan for each respective parcel such as the front yard setback, rear yard setback, and side yard setbacks along with the maximum building coverage and maximum impervious coverage. Based on her review of the zoning setbacks indicates the proposed Lot 1 does not meet the required 35 feet rear yard setback. The site plan also makes reference to the rear yard setback as 25 feet however the Ordinance indicates it is 35 feet.

The recreation fee in the amount of \$1,500.00 per dwelling unit will be due to the Township.

Ms. Sopka concurs with Mr. Tetteimer's recommendation in his letter dated July 8, 2015.

Street trees were discussed, the plan shows 1 tree, the requirement is a minimum of 7 street trees for this subdivision. The size, height and specific trees are required per the Ordinance. This information would be shown on the plan.

On motion of Dr. Licht, seconded by Mr. Hassick, the Planning Commission voted 6-0 to accept the requested waivers for the following items: SALDO section 7.3.B.6, 7.3.C.1 and 7.3.C.2. All waivers shall be listed on the Plan. All in favor.

On motion of Dr. Licht, seconded by Mr. Miller, the Planning Commission voted 6-0 to accept the deferrals to SALDO section 10.12 referencing sidewalks. All deferrals shall be listed on the Plan. All in favor.

On motion of Mr. Schreiter, seconded by Mr. Hassick, the Planning Commission voted 6-0 to table the Plan until August 2015. All in favor.

On motion of Dr. Licht, seconded by Mr. Miller, the Planning Commission voted 6-0 to accept the granting of the time extension to August 31, 2015 requested by Mr. Hollshwander, P.L.S. regarding the Young Subdivision. This letter is dated May 22, 2015 with the review period ending July 13, 2015. All in favor.

Proposed zoning amendments for consideration by the Planning Commissioners regarding Honey Bee Keeping regulation and also Residential Accessory structures relative to maximum lot coverage.

Ms. Sopka reviewed the proposed amended Honey Bee Keeping Ordinance. It is removed from the pet section, in that it was proposed to incorporate the bee keeping criteria as a permitted accessory use in all districts. Small documentation was changed as the State of Pennsylvania has had a tremendous collapse of honey bees. Honey Bee Keeping is not permitted in a commercial district. In a residential district it should be located in the rear yard at least 10 feet of any lot line not closure than 50 feet to any nearest dwelling.

Any bee keeper shall provide documentation and of registration with the Department of Agriculture and compliance with the PA Bee Law. There is legislation.

Residential accessories structures were discussed. Mr. Tetteimer highlighted the definitions. Garages, shed, and accessory structures need to be reviewed and discussed. It was noted that two accessory

structures are beneficial and can appeal if additional accessory structures/buildings are requested. This would also depend on district, lot size and impervious coverage.

On motion of Dr. Licht, seconded by Mr. Schreiter, the Planning Commission voted 6-0 to make recommendation to forward the amendment to the Honey Bee Keeping Ordinance within the New Zoning Ordinance to the Board of Commissioners for approval. All in favor.

On motion of Dr. Licht, seconded by Mr. Miller, the Planning Commission voted 6-0 to approve the extension request for Mark Kijak review period from July 7, 2015 to October 31, 2015.

OTHER BUSINESS

NONE

ADJOURNMENT

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