

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES
April 11, 2017**

START TIME 7:30 PM

The regularly scheduled public meeting of the Salisbury Township Planning Commission commenced at the Township Municipal Building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania.

CALL TO ORDER

Mr. Charles Beck called the meeting to order.

ROLL CALL

Glenn Miller
William Licht
Richard Schreiter
James Brown
Richard Hassick
Stephen McKitish, Vice-Chairman
Charles Beck, Chairman
John Ashley, Township Solicitor
David Tettermer, Township Engineer
Cynthia Sopka, Director of Planning and Zoning

APPROVAL OF THE MINUTES

On motion of Mr. McKitish, seconded by Mr. Miller, the Planning Commission voted 7-0 to approve the February 14, 2017 Planning Commission Meeting Minutes as submitted. All in favor.

3333 LEHIGH STREET, ALLENTOWN PA 18103

The proposed Preliminary/Final land development plan of Scott Volvo building addition was tabled at the previous Planning Commission Meeting. The item of Fire Truck Turning will be discussed.

Present was Mr. Stephen Pany, P.E. of Pany & Lentz Engineering Co.

Mr. Tettermer highlighted his review letter dated March 6, 2017. The proposed project is to incorporate renovations and a reception area addition of 1,733 square feet and a bay addition of 4,770 square feet to the existing Volvo building.

Mr. Tettermer indicated there are 5 general comments for discussion. The first three are waiver referrals that the Planning Commission previously took action. The next general item is SALDO 10.16.3 regarding street trees shall planted in the street right-of-way in intervals of 30 to 40 feet.

A referral to the section has been submitted in writing, and considering this area is already developed there is no engineering objection to granting the deferral request. The Planning Commission did grant

approval of this waiver contingent upon the owner donating and planting trees in other areas. The donated trees would be a number of 25 or the monetary donation would be \$6,250.00. They choose to go with the monetary donation which will be contributed to the township.

The last item is that the Plans should be revised to show a minimum of a five foot setback in the parking areas, additionally the developer should consider moving the parking spaces at the southwest corner of the new addition and closer to the building to allow for additional turns for emergency vehicles.

In conclusion, when all of the mentioned items are satisfactorily addressed, they would recommend engineering approval of the Preliminary/Final Subdivision Plan submission. Mr. Tettermer stated that this Plan must go to the Board of Commissioners for approval.

Ms. Sopka highlighted her review letter dated April 3, 2017. The service building will incorporate interior changes within the existing Chevrolet and Cadillac showroom. The site is currently covered with impervious macadam existing at 91.50% that will remain the same, the current building coverage is 19.32% and the proposed is 21.15% meeting zoning requirements for building coverage.

Ms. Sopka recommends the applicant provide a letter of extension up to July 10, 2017 to allow adequate time for the project to be submitted to the Board of Commissioners for recommendation of approval.

All items have been addressed in regard to renovation and expansion coverage, the incorporation of interior changes, impervious coverage including pre-existing, minimum lot area including width, front and yard setbacks and coverage, parking lot zone and existing mature trees.

In conclusion, Ms. Sopka concurs with the recommendations of Mr. Tettermer, Township Engineer.

Mr. Beck stated they have a letter from the Salisbury Township Fire Inspector states nothing has changed except to add additional vehicle spaces which was agreed upon. Mr. Pany stated that they mapped out a few more areas for the spaces.

On motion of Mr. McKitish, seconded by Mr. Miller, the Planning Commission voted 7-0 to make recommendation to the Board of Commissioners for the approval for the Scott Automotive Preliminary/Final Land Development with the conditions of recommendations provided by the Township Engineers, Planning and Zoning Director, Township Solicitor, and all Federal, State, Local and Municipal regulations; also in conjunction with the Fire Inspector recommendations. All in favor.

3401 LEHIGH STREET, ALLENTOWN, PA 18103

The proposed Preliminary/Final Land Development Plan of Knopf Dealership Showroom proposes an additional 3,413 square feet to allow for a Showroom expansion onto an existing building located at 3401 Lehigh Street, Allentown, PA.

Present were Mr. Amit Mukherjee, P.E., Base Engineering Inc. and Mr. David Helmer, Lehigh Street Properties, LLC, and Mr. Richard Somach, Esquire of Morris, McLaughlin & Marcus.

Mr. Tettermer highlighted his review letter dated April 5, 2017. He stated that a separate Preliminary Plan/Final Plan submission is required, however since no public improvements are proposed they

would have no objection in granting a waiver if requested. Included with the no public improvements and Improvement Agreement will not be required.

He also reviewed the following items regarding erosion control be shown on the Plan, the site lies within sub-area 161 of the Little Lehigh Creek Watershed Act 167 Plan, storm water release and runoff, sidewalks, and street trees.

Mr. Tettermer stated that if a sidewalk is not provided a deferral should be requested, the members should discuss this because it is in a non-residential development. A deferral request would be provided if a sidewalk is not recommended.

Mr. Tettermer made notation that the sidewalk along Lehigh Street would require a PennDOT permit, and considering the slope within the right-of-way, sidewalk construction would require constructing a retaining wall along the street right-of-way.

Mr. Tettermer also stated in the last submission a deferral was granted for the plantings of street trees, however, the members should consider whether street trees should be required as part of this development, if not a new deferral request will be required.

In conclusion, when all of the mentioned items are satisfactorily addressed, they would recommend engineering approval of the Preliminary/Final Plan submission.

Ms. Sopka highlighted her review letter dated April 5, 2017. She stated that the 3,413 SF to the existing building which houses the showroom will not incur additional impervious coverage or exceed additional building coverage as referenced in the Table of Requirements listed in the Zoning Ordinance.

Ms. Sopka stated that she concurs with Mr. Tettermer recommendations.

On motion of Mr. McKitish, seconded by Dr. Licht, the Planning Commission voted 7-0 to make recommendation of approval for the requested waiver of SALDO Section 302.1.C, the Knopf Automotive Expansion Preliminary/Final Land Development submission. All in favor.

On motion of Mr. Miller, seconded by Dr. Licht, the Planning Commission voted 7-0 to grant the requested deferral to SALDO Section 1012.1, granting deferral for the sidewalks for the Knopf Automotive Expansion Land Development Plan. All in favor.

On motion of Dr. Licht, seconded by Mr. McKitish, the Planning Commission voted 7-0 to make recommendation to the Board of Commissioners that they would look favorably on a waiver request if presented to them, along with trees for monetary equivalent. All in favor.

On motion of Mr. McKitish, seconded by Mr. Miller, the Planning Commission voted 7-0 to make recommendation to the Board of Commissioners for the approval for the Knopf Automotive Dealership Showroom Addition Expansion Preliminary/Final Land Development with the conditions of recommendations provided by the Township Engineers, Planning and Zoning Director, Township Solicitor, Salisbury Police Fire Inspector recommendations letter dated March 30, 2017, the Lehigh Valley Planning Commission recommendation letter dated March 21, 2017, and all Federal, State, Local and Municipal regulations; also in conjunction with the Fire Inspector recommendations. All in favor.

Ms. Sopka stated the members should review the Draft Zoning Ordinance Amending Chapter 27 of the Salisbury Township Zoning Ordinance, providing regulation of Medical Marijuana Facilities.

Ms. Sopka advised that the buildings growing medical marijuana must be self-contained and not recognized. She stated that there are not industrial areas in Salisbury for this kind growth availability.

OTHER BUSINESS

ADJOURNMENT

On motion of Mr. Schreiter, seconded by Mr. Brown, the Planning Commission voted to adjourn the meeting. All in favor.