

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:00 PM

May 11, 2021

The Planning Commission meeting of the Township of Salisbury was held at the Salisbury Township Municipal Building, 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania and online via Zoom platform.

CALL TO ORDER

Mr. Beck called the meeting to order at 6:59pm.

ROLL CALL

Charles Beck - Chairman
Jessica Klocek - Secretary
Mark Kijak
Rick Schreiter – Vice Chairman
Jimmy Brown
Richard Hassick
Frank Frankenfield
John Ashley, Township Solicitor
David Tettermer, Township Engineer
Kerry Rabold, Planning & Zoning Officer

Other Participants: Paul Willistein of Salisbury Press; Robert Piligian of Bascom & Sieger, Inc., 116 N Fifth St., Allentown PA, Marie Searfoss & Troy Knesz of 3252 W. Fairview St., Allentown PA. There were no attendees via Zoom.

APPROVAL OF THE MINUTES – April 13, 2021

On motion by Richard Hassick, seconded by Jessica Klocek, the April 13, 2021 Planning Commission Meeting Minutes have been accepted as written. Planning Commission voted 7-0 in favor.

1453 Lehigh Avenue – PRELIMINARY/FINAL MINOR SUBDIVISION (NO. 20-0050)

Mr. Tettermer reviewed his letter dated May 3, 2021, noting 4 of the 9 comments for the Preliminary/Final Minor Subdivision at 1453 Lehigh Avenue that need either a waiver or a deferral: Item 1 – SALDO 22-703.3. (Natural features within 100 feet of the site shall be shown on the plan), Item 3 – SALDO 22-1003.7 (Lehigh County Conservation District approval for land erosion), Item 4 – SALDO 1004.1.E (road widening), Item 7 – SALDO 22-1011.6.C (driveway slope). Mr. Tettermer stated that items 1, 3, and 4 would need waivers and that there is no engineering objection to the waiver being granted.

Item 8 - SALDO 1012.1 and SALDO 1012.5 (curb and sidewalk) would need a deferral for no sidewalks to north side of street and no engineering comment was made. Item 9 – SALDO 1013.1 (monuments), Mr. Tettermer stated that iron pins would be placed at property corners and no engineering objection.

Planning Commission discussed the sidewalk and curbs for the plan. The neighborhood has no sidewalks or curbs at this time. Mr. Piligian stated that curbs would cause ice dams in winter and stormwater issues with no storm sewers in the area. The plan has the slope of the driveway to mitigate potential problems. Swales were discussed for the property for water runoff. Mr. Piligian stated that the plan has the swales indicated. Mr. Tettermer said that 4" swales would be sufficient. Ms. Klocek asked if widening the road to an additional 8' would help. Mr. Tettermer said the project was widening the road an additional 8' from the right-of-way which leaves room for future curbs and sidewalks and the amount of water would not cause a stormwater issue.

Motion was made by Jessica Klocek, seconded by Mark Kijak, to grant approval for the waivers requested in Mr. Piligian's letter dated May 4, 2021 for SALDO 22-703.3, SALDO 22-1003.7 and SALDO 1011.6.C and SALDO 1013.1 Planning Commission voted 7-0 in favor.

Motion was made by Jessica Klocek, seconded by Richard Hassick, to grant deferral to SALDO 1012.1 and SALDO 1012.5 per letter from Mr. Piligian dated May 4, 2021 conditional upon 4"-6" swale being added to front of property, in the right-of-way to control stormwater. Planning Commission voted 7-0 in favor.

Motion was made by Richard Hassick, seconded by Mark Kijak, to approve plans based on the comments from Mr. Tettermer's letter dated May 3, 2021 and 4"-6" swale added to front of, in the right-of-way, for stormwater and all state, federal, and municipal requirements as necessary. Planning Commission voted 7-0 in favor.

REVIEW OF PROPOSED CHANGES TO THE SALISBURY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE (CHAPTER 22) PART 2. "DEFINITIONS".

REVIEW OF PROPOSED CHANGES TO THE SALISBURY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE (CHAPTER 22) PART 10, "DESIGN STANDARDS AND REQUIRED IMPROVEMENTS".

REVIEW OF PROPOSED CHANGES TO THE SALISBURY TOWNSHIP ZONING ORDINANCE (CHAPTER 27) PART 2, "DEFINITIONS"

REVIEW OF PROPOSED CHANGES TO SALISBURY TOWNSHIP ZONING ORDINANCE (CHAPTER 27) PART 5, "ENVIRONMENTAL PROTECTION"

Ms. Rabold stated that definitions were discussed previously at the April Planning Commission meeting and voted on to recommend to Board of Commissioners, and she listed the updates to dwelling unit, modular vs. mobile home, duplex, in-law suites. This meeting is to discuss SALDO Chapter 22, Part 2 and Part 10 as well as Zoning Chapter 27, Part 2 and Part 5.

Ms. Rabold stated that the changes came about due to situations that have come about recently and the need to clarify the Ordinances.

Discussion ensued about dead end streets/cul-de-sac. Mr. Tetteimer said to require a cul-de-sac for emergency vehicles where a dead-end street does not allow easy access. Waivers can be asked for if the cul-de-sac would not be viable or not needed with a single house at end of street.

There was further discussion on the clarification and definition of the term Township, it needs to be clear within the definition how it is determined who within the Township will handle the situation. Mr. Ashley stated that if the word designee was added after Township, that would clarify the definition.

Motion was made by Jessica Klocek, seconded by Richard Hassick to recommend approval to the Commissioners to amend Ordinances SALDO Chapter 22, Part 2 with change in "Township" definition, SALDO Chapter 22, Part 10 as written, Zoning Chapter 27, Part 2 with change in "Township" definition, and Zoning Chapter 27, Part 5 as written and including comments from Mr. Tetteimers email to be updated in final copy of Ordinance. Planning Commission voted 7 – 0 in favor.

ADJOURNMENT

Motion was made by Mark Kijack, seconded by Charles Beck to adjourn the meeting. Planning Commission voted 7 – 0 in favor.

Charles Beck, Chairman adjourned the meeting at 8:16 pm.