

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

7:00 PM

August 10, 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.

CALL TO ORDER

Mr. Beck called the meeting to order at 7:00pm.

ROLL CALL

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

Other Participants: Paul Willistein of Salisbury Press; Jacqueline Strahley of 3110 Dogwood Lane; Jane Benning of 3111 Douglas Rd.; Joe Bubba Esq. with Fitzpatrick, Lentz, and Bubba of Two City Center – 645 W Hamilton St; Janet Keim of 11 E Pine St., Emmaus

APPROVAL OF THE MINUTES – July 13, 2021

On motion by Jimmy Brown, seconded by Richard Hassick, the July 13, 2021 Planning Commission Meeting Minutes have been accepted as written. Planning Commission voted 5-0 in favor.

REVIEW OF PROPOSED CHANGES TO THE ZONING ORDINANCE PART 3 (DISTRICTS) AND PART 6 (OFF-STREET PARKING AND LOADING).

Ms. Rabold asked for the Planning Commission's input on the proposed changes to the Zoning Ordinance Part 3 (Districts) and Part 6 (Off-street Parking and Loading). Most changes were "housekeeping" updating Part 3 in accordance with the previously approved changes to Parts 2, and 5. The major change was the addition of Part 3.310 – Cluster Housing Development which would allow more open space and limit adding more streets. All future developments would be on a case-to-case basis and each must follow all rules and regulations of Township, State and Federal levels.

Mr. Tetterer stated that the previous changes and SALDO requirements, the basis of these changes was to balance with other sections in the Ordinances and the goal was to not have to issue as many waivers.

The floor was opened to other participants who attended the meeting. Discussion centered around how Cluster developments would affect CR Zoning District, grading and building on steep slopes. Ms. Rabold gave several examples and stated that the requirements for any house or development would need to be approved through all agencies just as they are now. Mr. Bubba, praised the proposed Ordinance to its simplicity and how it would provide open space to the residents of said community.

The Planning Commission and Mr. Tetterer requested more time to review the changes. It was decided to table the discussion.

ADJOURNMENT

Motion was made by Jimmy Brown, seconded by Frank Frankenfield to adjourn the meeting. Planning Commission voted 5 – 0 in favor.

Charles Beck, Chairman adjourned the meeting at 8:20 pm.