



# Allen Township Planning Commission

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## ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

**Monday, March 18, 2019**

A **General Meeting** of the Allen Township Planning Commission was held on Monday, March 18, 2019 at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, Pennsylvania 18067. The Pledge of Allegiance to the Flag was led by Chairman Gary Krill.

**Roll Call:** Gary Behler - Present; Gary Krill - Present; Louis Tepes, Jr. – Present; Paul Link- Present; David Austin - Present; Robert Cox, P.E., P.L.S. (Barry Isett & Associates, Inc.) – Present; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart – Present

**Approval of Minutes:** Mr. Behler made a motion to approve the minutes of November 19, 2018; seconded by Mr. Austin. On the motion, by roll call vote, all Commissioners present voted yes.

**Public to be Heard:** No comments from the public in attendance.

### **Business Items:**

**A. Agricultural Security Area Modification Proposal – Brad and Allyson Weinhofer, 143 Rinker Road – Tax Map Parcel K4-15-9 and a portion of K4-15-2:** Ms. Eckhart summarized the request of the Weinhofers which requested the Board consider tax map parcel K4-15-9 containing 17.20 acres (parcel 1) and K4-15-2 containing 44.04 acres (parcel 2) for inclusion in the Township Agricultural Security Area. Ms. Eckhart noted that a portion of the overall property is located in neighboring municipalities. Mr. Behler made a motion to recommend acceptance of the parcels proposed by the Weinhofers into the Allen Township Agricultural Security Area; seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners present voted yes.

**B. Willowbrook Golf Course Supplemental Parking – Minor Land Development Plan:** Mr. Mike Stadulis, of Michael Stadulis Landscape Architects, LLC, an agent for Willowbrook Trust was present along with Philip Seibert, RLA to discuss the proposed Willowbrook Golf Course – Supplement Parking Spaces plan which was submitted for Township consideration as a Minor Land Development Plan. Mr. Stadulis provided a written response to Mr. Cox February 26, 2019 letter of review. Additionally, Mr. Cox provided detailed comments pursuant to his letter dated March 15, 2019.

Mr. Stadulis indicated the golf course which was originally 9 holes, but was originally 18 holes and is now being reduced to 9 holes. He indicated that the associated pro shop location (which is a renovated horse barn) has changed due to development of the Willowbrook property in the adjoining North Catasauqua. He explained the pro-shop facility relied on the remote parking of the former wedding tent facilities (which has been abandoned). Mr. Stadulis further explained due to the severe rain in 2018, the pro-shop felt that impervious area for parking should be constructed to serve the pro-shop. The parking requirement is 27 spaces. Three types of parking spaces are proposed: grass pavers spaces (filled with clean stone for stability), gravel parking spaces and traditional paved parking spaces.

Philip Seibert, RLA, for the project presented the plan. He indicated ADA Parking from Wedding Tent event center (four spots) and explained users of the golf operation will need to telephone valet from this area for assistance to the Pro-shop/Club House area. Mr. Krill questioned the composition of the pervious grass paver system. Mr. Seibert further review the parking facilities proposed and the uses proposed for the various existing buildings per his last revised plan submission.

Mr. Krill questioned if the former Events Center slab would be utilized to park golf carts. Mr. Stadulis explained that the new layout would not rely on the golf carts being parked on the former Events Center Slab. Mr. Seibert indicated the carts will instead be parked at the existing concrete area adjacent to the pro shop. Mr. Stadulis indicated that the people will be walking on the interior roadways. Mr. Stadulis indicated that golf carts would not enter the roadway to get to the golf course. Mr. Austin was concerned that there would be golf carts on the roadways on the return trip to the parked patron vehicles. Mr. Stadulis indicated that there was adequate room for this to happen. Mr. Austin noted concern regarding the use of the roadway by regular motor vehicles and golf carts.

Mr. Behler noted that Mr. Bob Dwyer (Land Trust Properties) presented the narrow roadway widths previously and was directed by the Board of Supervisors that the narrow roadways would not be allowed due to safety issues. Mr. Behler indicated that there were SALDO requirements for a reason. Mr. Cox indicated that Lehigh Engineering needs to provide additional dimensions on the plan. Mr. Stadulis responded that he would want to confirm any dimensional information provided by Lehigh Engineering. Following some further discussion, the Commission generally agreed that there would be no other way to do this except for the one-way private road access.

Mr. Behler questioned the patio issue. Mr. Cox indicated that the agreement with the property owner and the Township Board of Supervisors (dated January 2, 2018) covered only allowing construction of the L Barn internal improvements and did not permit any outside work. Mr. Cox noted in his March 15, 2019 letter that the patio is completed and should somehow be addressed with the resubmission. Mr. Behler further questioned the reference to the sandy soils.

Mr. Stadulis indicated that he would return to the Commission with a response and revised plan. (90 days – June 19th, 2019). Additionally, the internal traffic circulation should be shared with the Fire Chief prior to resubmission.

**Public to Be Heard:** Mr. Mike Tift, Indian Trail Road, voiced concerns regarding the installation of the required 25 foot driveway.

There being no further business, Mr. Behler made a motion to adjourn at 8:35 PM; seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

Respectfully submitted,

Ilene M. Eckhart