



Allen Township Planning Commission

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Eugene Clater, Chairman
Gary Krill, Vice Chairman
Gary Behler
Alfred Pierce
Louis Tepes Jr.

Brien Kocher, P.E.
B. Lincoln Treadwell, Jr., Esq.
Ilene M. Eckhart, Secretary

MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, December 19, 2016 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, December 19, 2016 at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, Pennsylvania 18067. The Pledge of Allegiance was recited by all present.

Roll Call: Present: Alfred Pierce; Louis Tepes, Jr.; Eugene Clater; Gary Behler; Gary Krill; Ilene Eckhart, Manager; B. Lincoln Treadwell, Jr., Esq.

Minutes: Mr. Behler made a motion to approve the minutes of November 21, 2016; seconded by Mr. Krill. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: No comments from the audience.

Old Business

A. Comments Pertaining to Draft Zoning Ordinance Amendment (Document last revised 10/24/16):

Ronald Check, 20 Country Rd, discussed comments on the Draft Zoning Ordinance Amendments. On Building Heights, Mr. Check questioned the building height in regards to grading and the proposed grade or predevelopment grade and the difference between the two. Mr. Treadwell stated that the Grade definition, Proposed Grade definition and Existing Grade definition need to be added to the Zoning Ordinance. Mr. Check suggested using the Mean Average of the Four Corners of the Building Area. Mr. Check suggested the tree size be larger in the initial planting as not to need a length of time to grow into the buffer. Mr. Check suggested the planting be in scale of the building being

developed, as well as larger street trees, 4 ½ " diameter at planting. Mr. Check questioned the definition of façade.

John Young, architect, suggested language to define façade.

Mr. Clater would like to have the draft finalized by the next meeting to be able to give the suggestions to the Board of Supervisors in late January 2017.

New Business

A. New Zoning Ordinance Amendment Language – pertaining to Retaining Walls, Outdoor Storage (of Commercial Vehicles) and Temporary Structures:

Ms. Eckhart stated that the Retaining Wall Ordinance requires missing definitions for Grade and Retaining Wall. Ms. Eckhart also discussed some changes to the Ordinance regarding Retaining Walls and Fences.

Mr. Behler requested pictures of live examples of Retaining Walls to go with the proposed changes.

The Commission will table this matter and discuss again at a later meeting.

Ms. Eckhart discussed Outdoor Storage for Commercial Vehicles. Ms. Eckhart also discussed parking and idling of diesel vehicles. Mr. Clater requested adding the surface the vehicles are to be parked on and also questioned about Snow Emergencies. Mr. Krill questioned differentiation between parking and storage. Mr. Pierce questioned the difference between parking and storage and the time frame pertaining to each. Mr. Pierce suggested splitting parking and storage into two separate ordinances.

The Commission will table this matter and discuss again at a later meeting.

Public to be Heard: No comments from the audience.

There being no further business, the meeting adjourned 9:00 PM.

Respectfully submitted,

Ilene M. Eckhart