



Allen Township Planning Commission

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ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES Monday, January 20, 2020

A **General Meeting** of the Allen Township Planning Commission was held on Monday, January 20, 2020 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. – Absent; 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

2020 Reorganization: Mr. Behler made a nomination to appoint Mr. Krill as Chairman; seconded by Mr. Link. On the motion, by roll call vote, all Supervisors present voted yes with the exception of Mr. Krill who abstained. Mr. Behler made a nomination to appoint Mr. Link as Vice-Chairman; seconded by Mr. Krill. On the motion, by roll call vote, all Supervisors present voted yes with the exception of Mr. Link who abstained.

Approval of Minutes: Mr. Behler made a motion to approve the minutes of October 2019; seconded by Mr. Austin. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: No comments from the audience.

Business Items:

A. **John & Lisa Mann and Gordon & Armell Mann Irrevocable Trust Lot Line Adjustment – Preliminary/Final Plan:** Present for the applicant, Michael Hahn (Hahn Surveying) asked questions in response to Bob Cox letter dated December 11, 2019. Mr. Hahn stated that he would adjust the acreage. Mr. Hahn described the purpose of the lot line adjustment regarding the septic system. Mr. Hahn commented regarding the farmland conservation easement. Mr. Cox felt administratively it was not necessary to bring back to the Planning Commission if cleaned up prior to the plan proceeding to the Board. Following some further discussion, Mr. Behler recommend approval providing all stipulations discussed in the December 11, 2019 Barry Isett be satisfied prior to consideration by the Board of Supervisors; seconded by Mr. Austin. On the motion, by roll call vote, all Commissioners present voted yes.

B. Sunrise Express Commercial Subdivision – Preliminary Plan: Ed Schlaner, PE, Martin Schuler Company was present on behalf of the applicant. Mr. Schlaner stated the purpose of the plan. Following a lengthy discussion regarding major concerns regarding PennDOT comments, impervious coverage, sanitary sewer due to expansion, Mr. Behler made a motion to table the plan until at a minimum PennDOT comments are submitted to the Commission; seconded by Mr. On the motion, by roll call vote, all Supervisors present voted yes.

C. Atlas Road Townhome Plan – New Time Extension for 90-Day MPC Plan Review – May 1, 2020: Mr. Behler motion to recommend approval of extension until May 1, 2020 seconded by Mr. Austin. On the motion, by roll call vote, all Supervisors present voted yes.

D. Fire Company Correspondence – Fire Code Standards: Mr. Krill explained the paving of roadways to be considered “fire lanes” around building has become an issue. Mr. Behler questioned exactly what is being requested. Mr. Austin felt this was something, which should be addressed in zoning not planning. He felt the request was rather generic. Mr. Behler felt the comment received was due to the fire lane not being paved around one of the warehouse building. Mr. Treadwell indicated there is a section in the Zoning Ordinance, which states that fire access drives are required. Mr. Treadwell noted that the UCC has its own requirements. Mr. Treadwell suggested obtaining an opinion from the Building Code Official what the requirements would require pursuant to the different use. Following some further discussion, the matter was tabled to allow time to obtain more information regarding the requirements of the Fire Code and the application to sections within the SALDO and Zoning Ordinance.

E. Environmental Performance Regulations Review: Following a lengthy discussion, the Commission tabled the review pending real examples of properties.

Public to Be Heard: No comments from the audience.

There being no further business, the meeting adjourned at 8:43 PM.

Respectfully submitted,

Ilene M. Eckhart