



Allen Township Planning Commission

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ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Monday, May 20, 2019

A **General Meeting** of the Allen Township Planning Commission was held on Monday, May 20, 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 - Absent; Gary Krill - Present; Louis Tepes, Jr. – Present; Paul Link- Present; David Austin - Absent; 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. Tepes made a motion to approve the minutes of March 2019; seconded by Mr. Link. 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. Willowbrook Golf Course Supplemental Parking – Minor Land Development Plan: Mr. Treadwell summarized the proposal pursuant to discussion with the applicants' representatives. He indicated that concerning the interior traffic patterns signage would be installed at the point where golf traffic intersects the road, which leads out to Willowbrook Road. This would eliminate two-way traffic for the golf course. Mr. Cox further indicated some further items to cleanup on the plan but otherwise the plans was compliant. Mr. Krill questioned the composition of the internal bridge. Following some further discussion, Mr. Tepes made a recommendation to approve the plan upon Mr. Treadwell's summary of the interior traffic pattern change with signage and the satisfaction of any outstanding engineering comments (which were minor in nature); seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

B. Willow Brook Trust and Alexandra Family Trust Challenge to the Substantive Validity of the Allen Township Zoning Ordinance & Request for Curative Amendment Pursuant to the PA MPC: Mr. Treadwell reported regarding the above filing and provided a summary of the process. He indicated the Board of Supervisors would hold a hearing and the Board of Supervisors have authorized the Township Manager to hire separate counsel and a planner to review the substance of the proposal. Mr. Treadwell further noted that Mr. Behler has chosen to not participate in the Planning Commission

process but will take part as a Board of Supervisor member in the Board of Supervisors role in the process. Mr. Treadwell indicated the June 2019 Planning Commission meeting may be the first meeting where this matter is discussed.

Ordinance Changes: Mr. Krill questioned the status of the clarification to the Zoning Ordinance regarding apartment density. Mr. Cox felt there was no issue with the current language but would review the section again.

Public to Be Heard: Mr. Clater, Snow Hill Road, questioned the timeline for the challenge matter. Mr. Treadwell indicated the Township has 60 days to commence the hearing before the Board. Mr. Treadwell indicated the applicant has indicated that they would be extending the timeline beyond the 60 days.

There being no further business, the meeting adjourned at 7:15 PM.

Respectfully submitted,

Ilene M. Eckhart