



Allen Township Planning Commission

4714 Indian Trail Road

Northampton, Pennsylvania 18067

Phone: (610) 262-7012

Fax: (610) 262-7364

ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Monday, May 21, 2018

A **General Meeting** of the Allen Township Planning Commission was held on Monday, May 21, 2018 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 W. Eugene Clater.

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

Approval of Minutes: Mr. Tepes made a motion to approve the minutes of April 16, 2018; seconded by Mr. Behler. On the motion, by roll call vote, all supervisors present voted yes.

Public to be Heard: Linda Eddinger, 722 Prospect Drive, stated that she went to the East Allen Township Supervisors meeting in May and Mr. Jaindl and Watson Land Company representatives were there. She said Mr. Jaindl is proposing to make an exit and entrance on Seemsville Road going North. She said Mr. Jaindl offered a financial contribution at Airport Road and Rt. 329. Mr. Clater responded that he was aware of that and that based on the latest PennDOT submission, they are going to move the Seemsville Road intersection 350 feet east. He said the State Legislature and the Senate passed a bill recently that allows any truck in the state of Pennsylvania to drive on any State road, whether it is a 3 or 4 digit road. Gerald Montanari, 242 Tomahawk Trail, asked Ms. Eckhart if East Allen Township has their Public meetings recorded. Ms. Eckhart responded that she did not think they were recorded. Mr. Montanari responded that it would have been interesting to listen to that meeting from May.

Old Business: No old business

New Business: No new business

Other Business

Ordinance Changes: Mr. Treadwell explained the Ordinance draft which included the deletion of Single Family Cluster Use and the amendment to the Single Family lot size from one acre to two acre within the Rural Zoning District. He stated that it has been sent to the Lehigh Valley Planning

Commission for their review. He provided a draft and said the Public Hearing will be scheduled for June 12th. Mr. Clater recapped the intention of the draft. Mr. Krill questioned if the change would require two acres regardless if they would have public water and sewer. Mr. Treadwell confirmed the draft requires two acres regardless of the public water and sewer. Mr. Tepes felt the change to two acres would create more sprawl and had a hard time with this in the past. Mr. Krill mentioned that there should be no leeway on the two-acre minimum. Mr. Behler made a motion to recommend approval of the Ordinance draft to the Board of Supervisors for adoption; seconded by Mr. Krill. On the motion, by roll call vote, all Commissioners present voted yes.

A. **Zoning Ordinance – Zoning Map Revision: Comments regarding Draft Text Amendment and Follow-up Discussion Regarding Zoning Map:** Mr. Krill asked if we are still using the Rural Conservation title. Mr. Clater stated the intent was to keep the Rural Conservation written discussion in the Comprehensive Plan the way it is but from a zoning standpoint the Rural Conservation would encompass Rural and Agricultural. Mr. Krill asked if that will present a problem in the future. Mr. Clater said it should not present a problem. The northern section of Stagecoach and the northern segment of Woodmoor Road will be removed from the official map (showing future intent). Mr. Clater said the fourth change is going from the old Atlas Rd. intersection down to Willowbrook Rd. and on the Eastern side following the Creek bed. The fifth change is the triangular piece of property that houses Advanced Disposal and the two other buildings. Mr. Clater discussed the background regarding the zoning lines drawn 20 years ago. Mr. Treadwell and Mr. Clater questioned if the warehouses are approved what are the issues presented with non-conformities if the areas are changed to some of the non-industrial zoning clarification. There was a traffic improvement discussion regarding adding turning lanes. Mr. Krill felt that the intersection, as proposed by Rockefeller, would be terrific if Jandl and Liberty were not there, because there would not be as much traffic. He felt the Township was given a gift from Rockefeller and that Jandl and Liberty should have to reimburse the Township for the gift provided to the Township. Mr. Clater disagreed. Mr. Krill asked how much time Ms. Eckhart is putting in to work on this project and that the Township staff is not being reimbursed for their time. Mr. Behler felt that there is a slim chance that the development would not go forward and if it does go through, we do have a way to protect and make sure that those uses never go through again. Mr. Treadwell felt that if that project fails, it will fail because an external factor caused it to fail. He discussed the ramifications of the non-conforming section of the Zoning Ordinance. Buffering was discussed regarding Seemsville Road and Mud Lane. Mr. Clater provided some background of the R1 (LOW DENSITY RESIDENTIAL) strip of land along the southern border of Mud Lane. Mr. Clater stated any setbacks would have to be after that buffer. Mr. Treadwell explained that you would be creating a buffer of residential where you would measure the setback from, as opposed to a residential lot. Essentially this created a larger buffer.

Zoning Map Change Recommendations: The Commission discussed Zoning Map changes in light of the recently adopted Comprehensive Plan (October 2017). The following areas were considered:

1. Former Atlas Quarry property, area North of quarry (closed portion) and Horner Rd (Horwith) change from IC (Industrial Commercial) to Rural. Mr. Behler made a motion to change the zoning district for this tract from IC (Industrial Commercial) to Rural; seconded by Mr. Krill. On the motion, by roll call vote, all Commissioners voted yes.

2. Horwith Lane East Side (Livengood)- Currently zoned as R3 (High Density Residential). Planning Commission recommendation is to leave that area as R3 (High Density Residential). Mr. Behler made a motion to leave the area zoned as R3 (High Density Residential); seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners voted yes.

3. Krapf Quarry/ Savage Road frontage-

A. Savage / Dry Run-

The Planning Commission recommendation is to change the zoning from Industrial to Neighborhood Commercial. Mr. Behler made a motion to change the zoning east of Savage Road/west of the Dry Run Creek area from Industrial to Neighborhood Commercial; seconded by Mr. Krill. On the motion, by roll call vote, all Commissioners voted yes.

B. Krapf Quarry-

The Planning Commission recommendation is to change the zoning from Industrial to R2 (Medium Density Residential). Mr. Behler made a motion to change the zoning in the Quarry area (east of the Dry Run Creek) from Industrial to R2 (Medium Density Residential). Mr. Behler made a motion to change the zoning for the Quarry from Industrial to R2 (Medium Density Residential); seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners voted yes.

4. Between Howertown and Seemsville Road (Jaindl & Nagy)- The Planning Commission recommendation is to leave this area as is on current map, R1 (Low Density Residential). The strip of property along 329 is currently zoned R2 (Medium Density Residential). Mr. Behler made a motion to keep the zoning the same as it exists currently; seconded by Mr. Tepes. Mr. Krill questioned if the project does not go through can the zoning be changed. Mr. Behler stated that the zoning can be changed. On the motion, by roll call vote, all Commissioners voted yes.

Mr. Clater recommended that there should be a simple text in order to update the Comprehensive Plan, stating that the Rural Conservation concept will include the Agricultural and Rural Districts from a zoning perspective.

Public To Be Heard: No public comments.

There being no further business the meeting adjourned at 8:50 P.M.

Respectfully submitted,

Ilene M. Eckhart