

# 2021

## PLANNING COMMISSION ANNUAL REPORT

*South Whitehall Township, Pennsylvania*



### PLANNING COMMISSION MEMBERS

William H. MacNair, *Chairman*

Brian Hite, *Vice-Chairman*

Alan Tope, *Secretary*

David Dunbar

Diane E. Kelly

Matthew Mulqueen (*from December 17*)

Vincent Quinn (*through August 20*)

David Wilson

Gregg R. Adams, *Planner*

Jennifer Alderfer, *Board Solicitor*

Anthony F. Tallarida, *Board Engineer*

#### Section 207 MPC

*“The commission shall keep a full record of its business and shall annually make a written report by March 1 of each year of its activities to the governing body”*

#### Roles and Responsibilities

*To evaluate and recommend matters related to:*

Land Development

Subdivisions

Zoning Ordinance Text Changes

Zoning Map Amendments

Rezoning Requests

SALDO Amendments

Comprehensive Plan Revisions

Official Map Amendments

Conditional Use Requests

## **A. Activity Overview**

In 2020, the South Whitehall Township Planning Commission conducted ten regular meetings, two special meetings and two joint workshops with the Board of Commissioners as part of the Comprehensive Plan Update. The Planning Commission reviewed:

- Ten Major Plans
- Three Minor Plans
- One Zoning Ordinance Amendment
- One Rezoning Request
- One Conditional Use

The Planning Commission also reviewed and made comment upon the Kline's Island Sanitary Sewer System Interim Act 537 Plan at their April 16, 2020 meeting.

Due to the COVID pandemic, all public meetings after March 11, 2020 were conducted in a virtual setting.

## **B. 2020 Comprehensive Plan Update**

The Planning Commission received monthly staff report outs related the progress of the Comprehensive Plan update at their monthly public meetings. A joint Board of Commissioners/Planning Commission Workshop was held on March 11, 2020 as part of Phase 2 "Where Shall We Grow". Presentations by staff regarding the future Phases of the Comprehensive Plan Update and by Todd Poole of 4Ward Planning regarding the current economic trends that may impact the Comprehensive Plan were followed by a mapping exercise by Commissioners and the public. A second joint Board of Commissioners/Planning Commission Workshop was held on June 10, 2020 as part of Phase 2 "Where Shall We Grow". Presentations were made by staff regarding the results of Phase 2, by Scott Pasterski of Keystone Consulting Engineers regarding traffic trends that may impact the Comprehensive Plan, and by Todd Poole of 4Ward Planning regarding the impact of COVID on current economic trends.

## **C. Planning Commission 2020 Goals and Aspirations Progress Report**

- Adoption of the new Comprehensive Plan – *In progress*
- Solving the issue of open space fees for lots split by municipal boundaries – *Staff created draft SALDO amendment and revised staff policy to flag potential residential properties that may be impacted by municipal boundaries*
- Making more education available to the public – *In progress*
- Creating a sidewalk inventory and deferral inventory - *Completed*

## **D. Planning Commission Meeting Activities**

Thursday, January 16, 2020

No Meeting

Thursday, February 20, 2020

Project	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Non-Res)
2015-107	Hotel Hamilton	Final	Recommended Approval Unanimously	24	1 11.15(b)(18)	-	-	18,646
2020-501	Posocco Amendment Residential Height Limit Zoning Amendment	Zoning Ordinance Amendment	Recommended Approval Unanimously	-	-	-	-	-

Thursday, March 19, 2020

No Meeting

Thursday, April 16, 2020

Project	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)		
2019-106	Parkland Manor	Final	Recommended Approval Unanimously	16	2 <table border="1" style="display: inline-table; vertical-align: middle;"> <tr> <td>312-12(b)(19)</td> </tr> <tr> <td>312-12(b)(21)</td> </tr> </table>	312-12(b)(19)	312-12(b)(21)	-	-	91,520
312-12(b)(19)										
312-12(b)(21)										

Thursday, May 21, 2020

Project	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2017-101	Ridge Farm	Preliminary	Took The Plan Under Advisement	-	-	-	402 (plus 468 apartment units)	67,200

Thursday, June 18, 2020										
Project	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)		
2020-501	Posocco Amendment Residential Height Limit Zoning Amendment	Zoning Ordinance Amendment	Recommended Approval Unanimously	-	-	-	-	-		
Thursday, July 16, 2020										
Project	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)		
2017-101	Ridge Farm	Preliminary	Took The Plan Under Advisement	-	-	-	402 (plus 468 apartment units)	67,200		
Thursday, August 20, 2020										
Project	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)		
2020-104	Proposed Independent Living Apartments in Luther Crest	Preliminary/Final	Took The Plan Under Advisement	-	-	-	0 (76 units in apartments)	-		
2020-105	Proposed Parking Lot Improvements 798 Hausman Road	Preliminary/Final	Took The Plan Under Advisement	-	-	-	-	0		

Monday, August 24, 2020

Project	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2017-101	Ridge Farm	Preliminary	Took The Plan Under Advisement	-	312-39(d)(2)	1	402 (plus 468 apartment units)	67,200
					312-39(d)(2)			
					312-35(a)(6)(E)(i)			
					312-36(c)(4)(B)(iii)			
					312-35(b)(2)(B)(iii)			
					312-35(b)(3)(A)(v)			
					312-35(a)(6)(E)(i)			

Thursday, September 17, 2020

Project	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2020-103	1810 PA Route 309 Convenience Store and Office	Sketch Plan	No Action Taken	-	-	-	-	30,585
2020-106	1569 Blue Barn Road Major Plan	Sketch Plan	No Action Taken	-	-	-	36	-
2020-104	Proposed Independent Living Apartments in Luther Crest	Preliminary/Final	Took The Plan Under Advisement	-	-	-	0 (76 units in apartments)	-
2020-502	900 South Hillview Road Rezone from R-3 to R-5	Rezoning Request	Recommended To Table Pending Comprehensive Plan Adoption	-	-	-	-	-

Wednesday, September 30, 2020

Project	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2017-101	Ridge Farm	Preliminary	Took The Plan Under Advisement	-	312-35(b)(3)(A)(ii)	2	402 (plus 468 apartment units)	67,200
					312-40(c)			
					312-35(b)(3)(A)(viii)(1)(B)(ii)			
					312-39(d)(2)			

Thursday, October 15, 2020

Project	Project Name	Plan type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2020-105	Proposed Parking Lot Improvements 798 Hausman Road	Preliminary/Final	Took The Plan Under Advisement	-	-	-	-	0
2020-201	George Sam	Preliminary/Final	Took The Plan Under Advisement	-	-	-	0	0
2020-107	Blue Barn Road Subdivision	Sketch Plan	No Action Taken	-	-	-	130	-

Thursday, November 19, 2020

Project	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2020-202	1420 North 22nd Street	Preliminary/Final	Recommended Approval Unanimously	16	1 312-23(b)(20)	312-35(b)(3)(A)(i)(1) 312-35(b)(3)(A)(ii)(1)(A) 312-35(b)(3)(D)	1	-
2020-201	George Sam	Preliminary/Final	Recommended Approval Unanimously	10	0	5 312-35(b)(3)(A)(i)(1)(A) 312-35(b)(3)(A)(iv) 312-35(b)(3)(B)(i) 312-40	0	0
2020-108	Skilled Nursing Addition for Cedarbrook Senior Care and Rehab	Preliminary/Final	Took The Plan Under Advisement	-	-	-	-	141,625
2020-502	900 South Hillview Road Rezone from R-3 to R-5	Rezoning Request	Motion to Recommend Rezoning Failed 1-5	-	-	-	-	-

Thursday, December 17, 2020

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2013-201	Ruhe Subdivision	Waiver from limitation to review the plan	Consensus to Accept Waiver	-	-	-	4	-
2020-202	1420 North 22nd Street	Request to Modify Recommendation To Defer Sidewalk	No Action Taken	-	-	-	1	-
2020-203	3926 Lime Kiln Road	Preliminary/Final	Took The Plan Under Advisement	-	-	312-35(b)(3)(A)(i)	2	-
						312-35(b)(3)(A)(ii)		
						312-35(b)(3)(B)(i)		
						312-35(b)(3)(C)(i)		
2020-109	Shia Ithna Asheri Jamaat of Pennsylvania	Preliminary/Final	Recommended Approval Unanimously	14	-	-	-	26,150
2020-104	Proposed Independent Living Apartments in Luther Crest	Preliminary/Final	Recommended Approval Unanimously	16	-	-	0 (76 units in apartments)	-
2020-105	Proposed Parking Lot Improvements 798 Hausman Road	Request for Rezoning Review	Recommended Approval Unanimously	12	-	-	-	0
2020-601	Premier Center Luxury Apartments	Conditional Use Review	Took The Plan Under Advisement	-	-	-	0 (35 rental townhomes and 360 apartment units)	26,780

**Planning Commission 2021 Goals and Aspirations**