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**PLANNING COMMISSION  
MEMBERS**

David Wilson, *Chairman*

Brian Hite, *Vice-Chairman*

Timothy Dugan, *Secretary*

Trevor Dombach

Todd Fahringer (*from August 17*)

Andrew Flagg (*to June 30*)

Diane E. Kelly

Mark Leuthe

Gregg R. Adams, *Planner*

Jennifer Alderfer, *Board Solicitor*

Lisa Pereira, *Conflict Board Solicitor*

Anthony F. Tallarida, *Board Engineer*

David Tettermer, *Conflict 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 make recommendations on matters related to:*

Land Development

Subdivisions

Zoning Ordinance Text Changes

Zoning Map Amendments

Rezoning Requests

SALDO Amendments

Comprehensive Plan Revisions

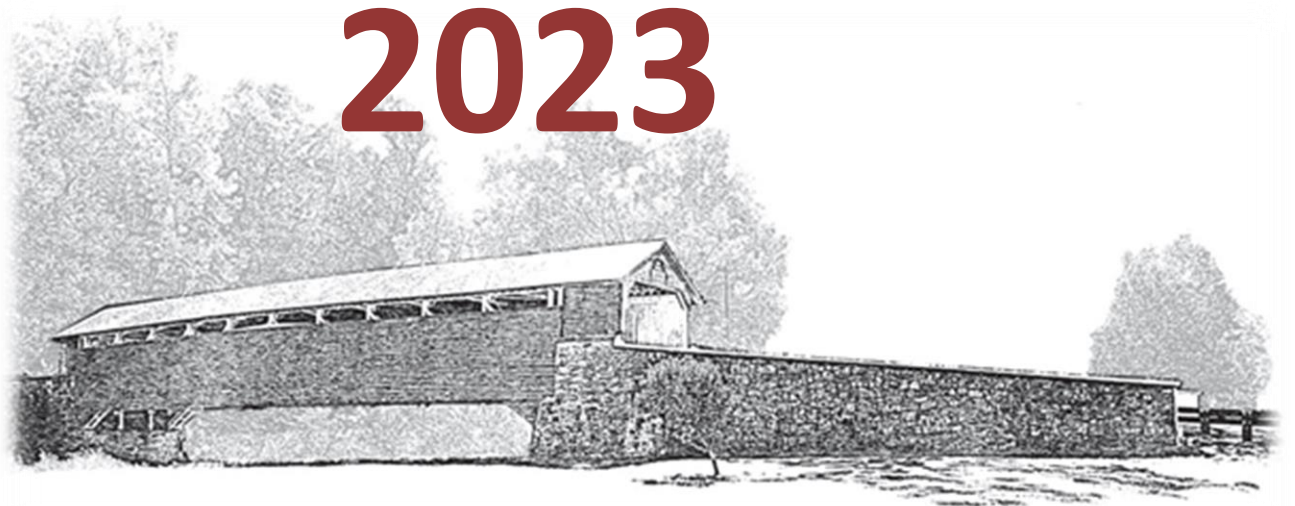
Official Map Amendments

Conditional Use Requests

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*South Whitehall Township, Pennsylvania*  
**PLANNING COMMISSION ANNUAL REPORT FOR**

**2023**



The South Whitehall Township Planning Commission is pleased to present their 2023 Annual Report. This report has been prepared by the Planning Commission pursuant to Section 207 of the Pennsylvania Municipal Planning Code.

The South Whitehall Township Planning Commission is a seven-member Board, comprised of Township residents, all appointed by the South Whitehall Township Board of Commissioners. The Planning Commission generally meets the third Thursday of each month to conduct public business.

## A. Activity Overview

In 2023, the South Whitehall Township Planning Commission conducted eight regular meetings. The Planning Commission reviewed:

- Eight Major Plans
- Two Minor Plan
- One Conditional Use
- Four Zoning Ordinance Amendments

The Planning Commission also decided to change their meeting dates from the third Thursday of the month to the second Thursday of the month, and change the meeting time from 7:30 p.m. to 7:00 p.m., starting January 1, 2024

## B. 2023 Comprehensive Plan Update

The Comprehensive Plan was adopted by the Board of Commissioners on March 15, 2023

## C. Planning Commission 2023 Goals and Aspirations Progress Report

- ***Completed the Comprehensive Plan Update***
- Under direction of the BOC begin implementing prioritized actions as described in the Implementation Plan of the Comprehensive Plan.
  - Start the Official Map Update
  - Start the Zoning Ordinance Update
- ***The Board of Commissioners has yet to direct Comprehensive Plan implementations to the Planning Commission***
- Continue to Update the Sidewalk Inventory and Make Available to the Planning Commission: ***The Sidewalk Inventory was made available to the Planning Commission in March, 2023***
- Continue Educational Outreach to the Community: ***The Township hosted an Open House in December attracting over 30 residents interested learning more about the Township functions, including planning and zoning***
- Continue ongoing Planning Commission member education: ***The Township has made a number of individual training opportunities available to Planning Commission members***

## D. Planning Commission 2024 Goals and Aspirations

- Continue Educational Outreach to the Community
- Continue ongoing Planning Commission member education
- Increase involvement, both individually and collectively, in the Comprehensive Plan Implementation process
- Receive periodic updates from staff on the Comprehensive Plan Implementation process

**E. Planning Commission 2023 Meeting Review**

Thursday, January 19, 2023									
Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Non-Res)
2022-107	Montar Group LLC Self-Storage Facility	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously		4	312-12(b)(19) 312-12(b)(20) 312-12(b)(21) 312-12(b)(36)			
2022-601	4741 Chapmans Road Flex Warehouse 2022	Conditional Use	Recommended Taking The Plan Under Advisement Unanimously						
2022-502	Residential Impervious Surface Zoning Ordinance Amendment	Zoning Ordinance Amendment	Recommended Taking The Amendment Under Advisement Unanimously						
2022-503	Requirement for Planning Commission Review of Special Exception Appeals	Zoning Ordinance Amendment	Recommended Approval of Amendment Unanimously						

**Thursday, February 16, 2023**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)	
2023-101	Dorney Park Project 2024	Preliminary/ Final	Recommend Approval Unanimously	15	8	312-12(b)(14)	1	312-35(b)(3)	Commercial Amusement
						312-14(b)(3)			
						312-43			
						312-13(f)(3)			
						312-12(b)(20)			
						312-12(b)(15)			
						312-12(b)(21)			
						312-12(b)(17)			
2022-108	PSD New Operations Center	Preliminary/ Final	Recommend Approval 5-0 with 1 Abstention	19	1	296-12(k)		39,295	
2022-601	4741 Chapmans Road Flex Warehouse 2022	Conditional Use	Recommended Taking The Plan Under Advisement Unanimously						
2017-101	Ridge Farm Phase 1B	Final	Recommended Taking The Plan Under Advisement Unanimously						

**Thursday, March 16, 2023**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2022-107	Montar Group LLC Self-Storage Facility	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously		4	312-12(b)(19)	2	312-26(a)(3)		112,800
						312-12(b)(20)				
						312-12(b)(21)		312-35(b)(3)(B)(i)		
						312-12(b)(36)				
2022-601	4741 Chapmans Road Flex Warehouse 2022	Conditional Use	Recommended Approval Unanimously	1						
2022-502	Residential Impervious Surface Zoning Ordinance Amendment	Zoning Ordinance Amendment	Recommended Approval 5-1							
2023-501	Section 350-42(h) Height Exceptions	Zoning Ordinance Amendment	Recommended Taking The Amendment Under Advisement Unanimously							
2022-504	Section 350-13(f) Zoning Certificate of Use	Zoning Ordinance Amendment	Recommended Taking The Amendment Under Advisement Unanimously							

**Thursday, April 20, 2023**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2023-501	Section 350-42(h) Height Exceptions	Zoning Ordinance Amendment	Recommended Taking The Amendment Under Advisement Unanimously							
2022-504	Section 350-13(f) Zoning Certificate of Use	Zoning Ordinance Amendment	Recommended Approval Unanimously							

**Thursday, May 18, 2023**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2020-107	Blue Barn Road Subdivision	Sketch	No Action							
2023-501	Section 350-42(h) Height Exceptions	Zoning Ordinance Amendment	Recommended Approval Unanimously							

**Thursday, August 17, 2023**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2023-201	Joseph & Haley Zimring	Preliminary/ Final	Recommended Approval 6-0	8	1	312-23(b)(21)				
2023-202	1708 Hillside Line Adjustment	Preliminary/ Final	Recommended Approval Unanimously	8	1	312-23(b)(19)		1	312-35(b)(3)(D)	
2020-103	1810 PA Route 309 Proposed Commercial Development	Sketch	No Action							

**Thursday, September 21, 2023**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2023-104	Proposed St. Paul Antiochian Orthodox Church	Sketch	No Action Taken							
2017-101	Ridge Farm Phase 1B	Final	Recommended Approval 3-2	27					60 Apartments 14 2-Units 1 SFD	
	Act 537 Plan Update		Recommended Approval Unanimously							

**Thursday, November 17, 2022**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2022-109	1429 Eck Road Outdoor Storage	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously							
2023-105	NPPC Allentown PA Facility New Municipal Water Service	Preliminary/ Final	Recommended Approval Unanimously	23	6	312-+12(b)(15)	2	312-35(b)(3)		4,400 Foot Water Main, 832 sq ft Mechanical Building
						312-12(b)(21)				
						312-412(b)(17)				
						312-12(b)914)		312-41(a)(1)(A)		
						312-12(b)(20)				
						312-12(b)(19)				