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## PLANNING COMMISSION MEMBERS

David Wilson, *Chairman (from May 24)*

Brian Hite, *Vice-Chairman*

Mark Leuthe, *Secretary (from May 24)*

Diane E. Kelly

Trevor Dombach *(from May 24)*

Timothy Duggan *(from May 24)*

Andrew Flagg *(from May 24)*

William H. MacNair, *Chairman (through April 21)*

Alan Tope, *Secretary (through April 21)*

Gregg R. Adams, *Planner*

Jennifer Alderfer, *Board Solicitor*

Lisa Pereira, *Conflict Board Solicitor*

Anthony F. Tallarida, *Board Engineer*

David Tetteimer, *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

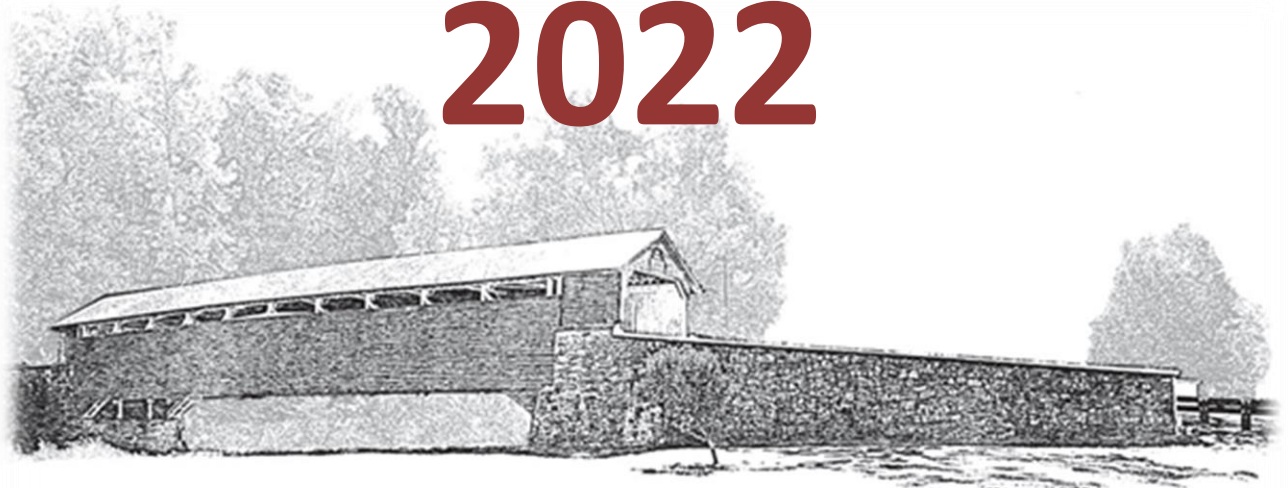
Official Map Amendments

Conditional Use Requests

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

# 2022



The South Whitehall Township Planning Commission is pleased to present their 2022 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 2022, the South Whitehall Township Planning Commission conducted twelve regular meetings. The Planning Commission reviewed:

- Ten Major Plans
- One Minor Plan
- Three Zoning Ordinance Amendments

## **B. 2022 Comprehensive Plan Update**

The Planning Commission participated in 11 monthly Joint Board of Commissioners/Planning Commission Workshops to review the Comprehensive Plan Update.

## **C. Planning Commission 2022 Goals and Aspirations Progress Report**

- Complete the Comprehensive Plan Update - Uncompleted
- Start the Official Map Update – Not started
- Start the Zoning Ordinance Update – Not started
- Continue to Update the Sidewalk Inventory and Make Available to the Planning Commission - Ongoing
- Continue Educational Outreach to the Community - Ongoing

## **D. Planning Commission 2023 Goals and Aspirations**

- Complete 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
- Continue to Update the Sidewalk Inventory and Make Available to the Planning Commission
- Continue Educational Outreach to the Community
- Continue ongoing Planning Commission member education

## **E. Planning Commission 2021 Meeting Review**

**Tuesday, January 11, 2022**

Project	Topics Reviewed	Disposition Action
Comprehensive Plan Update Workshop	Process Review	Process Approved

**Thursday, January 20, 2022**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Non-Res)
2017-101	Ridge Farm Final Plan Phase 1A	Final	Recommended Taking The Plan Under Advisement Unanimously					

**Tuesday, February 8, 2022**

Project	Topics Reviewed	Disposition Action
Comprehensive Plan Update Workshop	Comprehensive Plan Overall Goals	Overall Goals Approved

**Thursday, February 17, 2022**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2022-102	AllAboutTacos	Preliminary/ Final	No Action					

**Thursday, March 17, 2022**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2022-101	St. Luke's West End Medical Center Short Stay Facility	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously	4	312-12(b)(15)			
					312-12(b)(19)			
					312-12(b)(20)			
					312-12(b)(21)			
2022-105	Springfield Subdivision	Sketch	No Action					

**Thursday, March 29, 2022**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2022-104	1670 Church Road Padda Property LLC	Sketch	No Action							
2017-101	Ridge Farm Final Plan Phase 1A	Final	Recommended Approval 6-0	35						30,000

**Tuesday, April 12, 2022**

Project	Topics Reviewed	Disposition Action
Comprehensive Plan Update Workshop	Resource Protection	No Action

**Thursday, April 21, 2022**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
	No Projects Reviewed									

**Tuesday, May 10, 2022**

Project	Topics Reviewed	Disposition Action
Comprehensive Plan Update Workshop	Resource Protection Community Utilities	Resource Protection Approved

**Thursday, May 19, 2022**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended		SALDO Deferrals Recommended		Lots Created (Residential)	Square Foot (Commercial)
2022-106	Willows at Calvary Temple	Sketch	Recommended Taking The Plan Under Advisement Unanimously							
2022-104	1670 Church Road Padda Property LLC	Sketch	No Action							
2022-101	St. Luke's West End Medical Center Short Stay Facility	Preliminary/ Final	Recommended Approval 6-0	17	4	312-35(b)(3)(C)(i)	4	312-35(b)(3)(C)(i)		52,571
						296-9.J		312-35(b)(3)(B)(i)		
						296-9.K		312-35(b)(3)(B)(i)		
						296-12.K		312-12(b)(27)		

**Thursday, May 24, 2022**

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 Final Plan Phase 1B	Final	Recommended Taking The Plan Under Advisement Unanimously							

**Tuesday, June 7, 2022**

Project	Topics Reviewed	Disposition Action
Comprehensive Plan Update Workshop	Community Utilities Housing	Community Utilities Approved

**Thursday, June 16, 2022**

Project	Topics Reviewed	Disposition Action
Comprehensive Plan Update Workshop	Community Facilities Public Engagement	No Action Taken

**Tuesday, July 12, 2022**

Project	Topics Reviewed	Disposition Action
Comprehensive Plan Update Workshop	Community Facilities Traffic/Transportation	Housing Approved Community Facilities Approved

**Thursday, July 21, 2022**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2021-105	Allentown Dunkin Drive-Thru	Preliminary/Final	Recommended Taking The Plan Under Advisement Unanimously					
2022-502	Zoning Ordinance Service Pack 2C	Omnibus Zoning Ordinance Amendment	No Action Taken					

**Thursday, August 18, 2022**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2022-107	Montar Properties LLC Self Storage Facility	Preliminary/Final	Recommended Taking The Plan Under Advisement Unanimously					
2022-104	1670 Church Road Padda Property LLC	Preliminary/Final	Recommended Approval 6-0	21	4	1	312-41(a)(1)(A)	4,300
2017-101	Ridge Farm Final Plan Phase 1B	Final	Recommended Taking The Plan Under Advisement Unanimously					

**Tuesday, September 13, 2022**

Project	Topics Reviewed	Disposition Action
Comprehensive Plan Update Workshop	Transportation Land Use	Transportation Approved

**Thursday, September 15, 2022**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
2022-108	PSD New Operations Center	Sketch	No Action Taken					
2022-109	1429 Eck Road Outdoor Storage	Sketch	No Action Taken					
2022-502	Zoning Ordinance Service Pack 2C	Omnibus Zoning Ordinance Amendment	No Action Taken					

**Tuesday, October 11, 2022**

Project	Topics Reviewed	Disposition Action
Comprehensive Plan Update Workshop	Land Use	No Action Taken

**Tuesday, November 8, 2022**

Project	Topics Reviewed	Disposition Action
Comprehensive Plan Update	Land Use	No Action Taken

**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)
2022-107	Montar Properties LLC Self Storage Facility	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously							
2022-501	Shree Mata 4365 Text Amendment	Zoning Ordinance Amendment	Recommended Adoption of Amendment 4-2							
2022-503	Planning Commission Review of Special Exception Appeals	Zoning Ordinance Amendment	No Action Taken							
2022-502	Zoning Ordinance Service Pack 2C	Omnibus Zoning Ordinance Amendment	No Action Taken							

**Tuesday, December 13, 2022**

Project	Topics Reviewed	Disposition Action
Comprehensive Plan Update	Land Use Modelling	Land Use Approved



**Thursday, December 15, 2022**

Project #	Project Name	Plan Type	Disposition Action	Approval Conditions	SALDO Waivers Recommended	SALDO Deferrals Recommended	Lots Created (Residential)	Square Foot (Commercial)
	Comprehensive Plan Update		Transmit Draft Plan to Surrounding Municipalities 7-0					
2022-201	1881 Penns Crossing & 3768 Huckleberry Road	Preliminary/ Final	Recommended Approval 6-0	8		1 312-35(b)(3)	0	
2022-109	1429 Eck Road Outdoor Storage	Sketch	No Action Taken					
2022-108	PSD New Operations Center	Preliminary/ Final	Recommended Taking The Plan Under Advisement Unanimously		312-12(b)(15)			
					312-12(b)(20)			
					312-39(d)(2)			
					312-39(g)			
					296-9.J			
296-9.K								
2017-101	Ridge Farm Final Plan Phase 1C	Final	Recommended Taking The Plan Under Advisement Unanimously					
2022-502	Zoning Ordinance Service Pack 2C	Omnibus Zoning Ordinance Amendment	Recommended Adoption of All But Amendment C15 7-0					