

**TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA**

PLANNING COMMISSION

SEPTEMBER 12, 2024

4444 WALBERT AVENUE, ALLENTOWN, PA 18104
GoToMeeting <https://global.gotomeeting.com/join/757430189>

A G E N D A

| | <u>Estimated Time</u> | |
|---|-----------------------------------|---------------------------------|
| <u>AGENDA ITEM #1</u> – CALL TO ORDER | 7:00 pm | |
| <u>AGENDA ITEM #2</u> – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES | 7:00 pm | |
| <u>AGENDA ITEM #3</u> – APPROVAL OF MINUTES | 7:05 pm | |
| Minutes of the August 8, 2024 meeting | | |
| <u>AGENDA ITEM #4</u> – SUBDIVISION REVIEW | | |
| Review Process For Each Subdivision and/or Land Development Application: | | |
| 1. Township Staff Presentation | 3. Applicant Presentation | 5. Audience Questions/Comments |
| 2. Township Engineer Presentation | 4. Planning Commission Discussion | 6. Planning Commission Decision |
| A. Dorney Park Sidewalks Hamilton Boulevard Professional Staff Consultation 2023-405 <u>Direction and Discussion</u> | 7:10 pm | |
| B. REMOVED FROM AGENDA PCFLV, Inc. Multi-purpose Room Expansion Major Plan 2024-104 <u>Request For Preliminary/Final Plan Review</u> | 7:25 pm | |
| C. Palmeiro Realty LLC Waiver from Land Development 2024-702 <u>Request For Plan Review</u> | 7:40 pm | |
| D. Allentown Cat Clinic Parking Lot Expansion Major Plan 2023-102 <u>Request For Preliminary/Final Plan Review</u> | 7:55 pm | |
| <u>AGENDA ITEM #5</u> – COMPREHENSIVE PLAN UPDATE | 8:15 pm | |
| a. <i>South Whitehall Landscapes</i> - Motion to Recommend Adoption | | |
| <u>AGENDA ITEM #6</u> – TRANSPORTATION INFRASTRUCTURE UPDATE | 8:35 pm | |
| <u>AGENDA ITEM #7</u> – COURTESY OF THE FLOOR | 8:40 pm | |
| <u>AGENDA ITEM #8</u> – ADJOURNMENT | 8:45 pm | |

NOTE: Estimated time is only a guide. Applicants are expected to be on time.

TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA
PLANNING COMMISSION

REGULAR SESSION MINUTES AUGUST 8, 2024

The Regular Session of the South Whitehall Township Planning Commission was held on the above date in the Township Municipal Building located at 4444 Walbert Avenue, Allentown, Lehigh County, Pennsylvania.

Members in attendance:

- David Wilson, Chairman
- Timothy Dugan
- Trevor Dombach
- Todd Fahringer
- Diane Kelly-attending remotely

Staff members in attendance:

- Tom Petrucci, Township Manager
- Laura Harrier, Zoning Officer
- Erinn Bet, Assistant Township Engineer
- Jennifer Alderfer, Assistant Township Solicitor
- Rob Fehnel, IT Projects Manager
- Lynn LaBarre, Permits Coordinator-Minute Taker

AGENDA ITEM #1 – CALL TO ORDER – Chairman Wilson noted that from Agenda Item #4, two of the projects have been removed from the agenda at the request of the applicants. Tilghman Holdings LLC Coordinated Development Phase 1 and 81 & 111 South Cedar Crest Boulevard are those applicants.

AGENDA ITEM #2 – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES

Chairman Wilson led the assembled in the Pledge of Allegiance.

Mr. Petrucci called roll of the Planning Commission.

Chairman Wilson introduced staff members in attendance.

Mr. Petrucci announce that there is a quorum. He proceeded to read the meeting rules.

AGENDA ITEM #3 – APPROVAL OF MINUTES

Chairman Wilson announced that the minutes of the June 13, 2024, meeting were distributed prior to this evening's meeting for review and comment. Chairman Wilson asked the members if they had any changes to the minutes. Hearing none, Chairman Wilson called for a motion to approve the minutes as submitted. Mr. Dugan made a motion to that effect. Mr. Fahringer seconded the motion and it passed unanimously, 5-0.

AGENDA ITEM #4 – SUBDIVISION REVIEW

B. Parkland High School Expansion Major Plan 2024-102 Request for Sketch Plan Review

B. Parkland High School Expansion – Chairman Wilson asked if there was anyone in the audience or online that had particular interest in this project. There was no one.

Staff Presentation – Manager Petrucci introduced the application to further develop the property located at 2700 N Cedar Crest Boulevard. The plan proposes four building expansions totaling 46,274 square feet to the existing Parkland High School on the 112.6-acre parcel. The property is served with public water and is zoned rural residential RR-2. The Parkland School District is the owner and applicant. The high school was constructed in 1999 and various additions have been completed since then. Included with the packet are various engineering and consultant review letters regarding the expansion and comments. The Township's comments are included in Christopher Strohler's review letter dated August 2, 2024, and shows comments are consistent with the Comprehensive Plan. The Zoning Officer, Laura Harrier, noted in her memo dated August 2, 2024, that she has no comments at this time. Sketch plan is designed to offer the applicant a chance to explain a project. The official period doesn't begin with the submission of the sketch plan and there is no deadline to act on the plan.

Township Engineer Presentation - Erin Bet, Assistant Township Engineer, noted that in addition to the building expansions mentioned, there will be both bus and passenger parking. In the July 31, 2024, memo to the Township, comments addressed the preliminary final plan submission including stormwater management, coordination with PennDOT and sketch plan drafting requirements. Frontage improvements such as right of way dedication, cartway widening, curb, sidewalk, monuments, and street trees are required along Cedar Crest Boulevard, Ritter Road, and Orefield Road. The improvements along Cedar Crest and Orefield Roads must be coordinated with and permitted by PennDOT. The frontage improvements were waved as part of the original development but would be required as part of this application. The proposed parking area at the southern portion of the improvements is near the campus driveway. We recommend its location consider future intersection widening and the extension of the campus pathway. Since this is a sketch plan, a more detailed engineering review will be provided once preliminary final plans have been submitted.

Applicant Presentation - Laura Eberly, PE, LEED, AP from Reuther & Bowen Engineering. She is the civil site designer for the Parkland High School Project. She has several representatives from the architect's office as well as the Parkland High School with her to answer any questions. We are proposing four different expansions to the Parkland High School building. An expansion to the athletic entrance which is on the left side as you approach the front entrance to the school. A small expansion to the cafeteria will be out the backside of where the athletic entrance is. Two classroom education space expansions in the pie-shaped areas of the school located in the grassy areas with access from the rear. There will be expansions of the bus loop in the rear. Nine additional bus spaces to help with the traffic flow and extending the bus loop over an existing parking lot. To compensate for the loss of those parking spaces, we are proposing a new parking lot to the south of the existing parking lot to the south. With those improvements, we do acknowledge that we will have to do storm water management and looking at infiltration testing and other types of stormwater management on site. We will need both DEP and Township permitting for stormwater. We will service the building through water and sewer connections through the existing building and will provide these details to the Township.

Mr. Dugan asked about a new stadium and was told that it is not included with this project and the plans are still being discussed with the school district.

Arthur Oakes, Parkland School District Director of Facilities & Operations reported that funding is needed for a new stadium with a possible future stadium location toward Ritter Road.

Chairman Wilson asked what factors triggered the expansion idea of the school.

Arthur Oakes noted that current enrollment is 3,200 students. He was told that administration is looking to build for 4,000 projected students.

Mrs. Eberly reported that the classroom expansions in the rear of the school will be 2-story to match the existing school building.

Mr. Dugan questioned traffic control for both Orefield Road and Cedar Crest Boulevard.

Mrs. Eberly noted that a traffic study is being done with the assumption that the increase of students will mean an increase in buses. We will coordinate with PennDOT to see what improvements will be required at both Cedar Crest Boulevard and Orefield Road.

Chairman Wilson commented that water and sewer planning will be necessary. The school has its own treatment plant, but they may need to go through the DEP for the additional EDU's.

Mr. Oakes said that the school will be back to discuss the expansion of the treatment plant.

Mr. Dugan asked about the water supply and was told it is Township water.

Mr. Petrucci asked about the construction phases. If we build these additions now and we account for the stormwater, would we have the flexibility or space on site to account for the stormwater on the stadium later.

Mrs. Eberly is proposing to deal with the stormwater for the proposed expansions and the parking project. We will review the stormwater issues if the stadium is relocated to the high school property.

Mr. Dugan questioned if the stormwater will be underground stormwater control facility under the new parking lot.

Mrs. Eberly said that it is possible for this type of facility. We have received some early indications that infiltrations may not work at this site so we will look at alternative stormwater management facilities. We are looking at the original design, the large existing detention basin, and the original calculations to see if there is any room in that basin for future use. We'll also look at volume control best management practices. We are working with our GEO technical consultant to see what's possible on the site.

Chairman Wilson commented that there is a lot of green space noting that the maximum allowable impervious coverage is 75% and with these expansions the proposed existing is 28% and it only goes up to 29%.

Mrs. Eberly noted that this is misleading because the athletic fields are not green spaces.

Mr. Dombach asked if the committee would file for waiver requests and was told that they don't believe that they will need any.

Mr. Fahlinger asked about the increase in enrollment and staff.

Mr. Oakes noted that this was hard to answer since it depends on the needs of the students that enroll. There will be 20 additional classrooms with the proposed addition, and we will need some staff. Currently, there are 70 teachers who share classrooms, so it is not a one for one classroom to personnel. There is going to be some increase, but we are not sure of that number.

Mr. Dugan noted that the building is 25 years old. He asked if the district is looking at functional improvements.

Mr. Oakes commented that the mechanical system will need upgrades.

Mrs. Eberly reported that as part of the parking calculation, staff projections had to be made following the zoning ordinance. There will be 314 staff with 39 administration offices.

Mr. Dombach asked about outside façade and was told that the renovations will use more glass as well as a blend of materials.

Mr. Dugan noted that the original building was designed for future addition expansions.

Chairman Wilson asked if there are any renderings available to view and was told that the Parkland Newsletter included renderings of the proposed building.

Mr. Oakes mentioned that the athletic lobby entrance is an alternative option since the funding may not be available, but it would be a nice option to have.

Mr. Dugan asked about the classroom expansion and the total square footage and not earth disturbance and was told that the total square footage was the footprint and not including the two-story square footage.

Mr. Oakes notes that the two-story addition is made up of 73,000 square feet.

The renderings for proposed additions were reviewed for the Commission. They have been published in the Parkland Newsletter.

Mr. Dombach asked about the student projection of 3,900 by 2030 and how this projection affects the middle and elementary school projects.

Mr. Oakes noted that there is a master plan “Vision 2030” for future school expansion. We are working on the high school first, but something must happen on the middle school level as well. The work that was done in the elementary schools in the south end of the district has helped to handle the increase in enrollment.

Mrs. Kelly asked about the increase in parking for both staff and students.

Mrs. Eberly calculated that the 1,291 parking spaces will increase to 1,319 spaces.

There were no comments from the online audience and none for those in person.

There were no recommendations for this sketch plan, and it was noted that all comments are non-binding and are only suggestions for the plan. Chairman Wilson thanked the applicants for their presentation and renderings.

AGENDA ITEM #5 – COMPREHENSIVE PLAN UPDATE

Mr. Petrucci updated the Commission on the landscape plan from Mr. Strohler’s memo dated August 2, 2024. At the August 21, 2024, meeting, the Board of Commissioners recommended sending the plan to the Environmental Action Committee (EAC). The EAC will seek final comments and recommend the final plan for presentation at the September 12, 2024,

Planning Commission Meeting. The plan could be adopted at the September 18, 2024, Board of Commissioners Meeting.

Mr. Dugan asked if the Township received any comments on the Landscape Plan and Mr. Petrucci reported that we have not received any comments. There will be one more push through social media to broadcast the landscape plan.

Chairman Wilson suggested that staff notes on record that they tried to get public comment for the landscape plan.

AGENDA ITEM #8 – TRANSPORTATION INFRASTRUCTURE UPDATE

Ms. Bet reported that the 4-year TIP is moving along with projects such as the Tilghman Street Interchange and Route 309 Betterment Program. These projects will be implemented on October 1, 2024. In addition, the LVPC is looking to bring passenger rail service back to the Lehigh Valley. The meeting about this topic was held last month.

AGENDA ITEM #9 – COURTESY OF THE FLOOR

No comments

AGENDA ITEM #10 – ADJOURNMENT

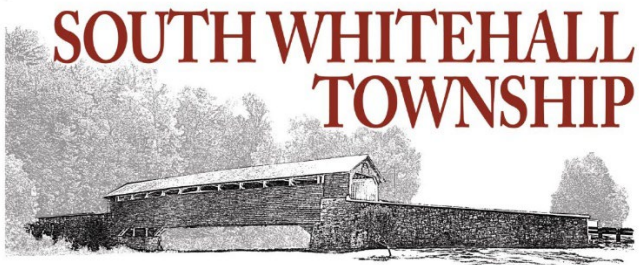
Chairman Wilson requested a motion to adjourn at 7:34 p.m. Mr. Dombach made the motion. Mr. Dugan seconded the motion and it passed unanimously.

ADOPTED THIS DATE:

ATTEST:

Secretary

Chairman



Dorney Park Sidewalks Hamilton Boulevard

PROFESSIONAL STAFF CONSULTATION 2023-405

Planning Commission, September 12, 2024

Attachments

Memorandum

Location and Intent

Previous Township Consideration

Reviewing Agencies Comments

Community Development Department Recommendation

Site Plan

Township Engineer Review

Township Geotechnical Consultant Review

Public Safety Commission Review

Frontage Improvement Agreement

Memorandum

TO: PLANNING COMMISSION

FROM: David Manhardt, AICP, Director of Community Development

SUBJECT: Dorney Park Sidewalks Hamilton Boulevard
PROFESSIONAL STAFF CONSULTATION 2023-405
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW

DATE: September 6, 2024

COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT, L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ., A. TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2023-405

Location and Intent

The Dorney Park Sidewalks Hamilton Boulevard Project was a condition of the Dorney Park 2024 Project. The sidewalk project connects the intersection of Haines Mill with the existing sidewalk at the driveway entrance to Dorney Park. This project is being presented as a “Direction and Discussion” item because the ultimate approval and modifications are under the purview of PennDOT.



Previous Township Consideration

The Dorney Park Project 2024 received Board of Commissioners approval at their April 19, 2023 meeting. The approving resolution required the applicant to execute an agreement the Township regarding frontage improvement. This agreement was executed on March 21, 2024.

Reviewing Agencies Comments

Township Engineer

The review letter dated September 5, 2024, includes comments related to sight triangles, slopes, drafting comments, and identifying other agency comments that may be addressed.

Township Geotechnical Consultant

The review letter dated August 26, 2024, seeks additional clarification including the location of a wall noted on the plan.

Public Safety Commission

The Public Safety Commission reviewed the plan at its September 9, 2024 meeting. Their comments are contained in Mr. John Frantz's email dated September 10, 2024. The Public Safety Commission recommended that illumination should be provided for the sidewalk.

Pennsylvania Department of Transportation

PennDOT has expressed support for the sidewalk layout per an email sent May 30, 2024 and requested formal engineering plans. The applicant can provide additional information relating to any correspondence with PennDOT.

Lehigh and Northampton Transit Agency. (LANTA)

Applicant should review any correspondence and involvement with LANTA.

South Whitehall Planning Document Review

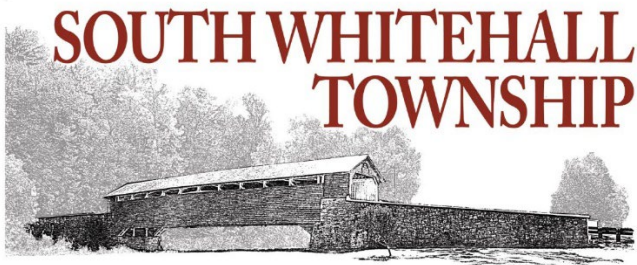
Community Development staff has reviewed the project for consistency with current and in-development long-range plans. Staff has determined that this project is consistent with the transportation and land use goals of the Township Comprehensive Plan and forwards the prospective goals and recommendations of the Township's Active Transportation Plan/Safety Action Plan currently in development.

Community Development Department Recommendation

As a Direction and Discussion item, there is no formal action required.

Planning Commission deadline to act on the plan: **Not Applicable**

Board of Commissioners deadline to act on the plan: **Not Applicable**



Palmeiro Realty LLC Crackersport Road

WAIVER FROM LAND DEVELOPMENT 2024-702

Planning Commission, September 12, 2024

Attachments

Memorandum

Location and Intent

Previous Township Consideration

Waivers and Deferrals

Reviewing Agencies Comments

Community Development Department Recommendation

Site Plan

Township Engineer Review

Township Water & Sewer Engineer Review

Township Geotechnical Consultant Review

Township Lighting Consultant

Public Works Department Review

Public Safety Commission Review

Landscape and Shade Tree Commission Review

Parks and Recreation Board

South Whitehall Planning Document Review

Zoning Review

Applicant's Correspondence

Project Narrative

Waiver Request Letter

Memorandum

TO: PLANNING COMMISSION

FROM: David Manhardt, AICP, Director of Community Development

SUBJECT: Palmeiro Realty LLC Crackersport Road
WAIVER FROM LAND DEVELOPMENT 2024-702
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW

DATE: August 19, 2024

COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT, L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2024-702

Location and Intent

An application to develop the 1.1 acre tract located at 4580 Crackersport Road. The property currently consists of two existing buildings (1 residential and 1 commercial) with existing parking areas for both uses. The proposal includes additions to the existing commercial (veterinarian) building with a reconfigured new parking area and driveway. Access to the existing parking lot will be abandoned as it is situated on the adjoining property. The property is served by public water and public sewer and is zoned HC Highway Commercial. Palmeiro Realty LLC is the owner of 4580 Crackersport Road. Palmeiro Realty LLC (Brian Palmeiro) is the applicant.



Previous Township Consideration

Variances were granted by the Zoning Hearing Board on July 24, 2024.

Waivers and Deferrals

The applicant has requested a waiver from Section 312-11 of the Subdivision and Land Development Ordinance pertaining to submission requirements of a preliminary plan.

The applicant has requested a waiver from Section 312-13 of the Subdivision and Land Development Ordinance pertaining to submission requirements of a final plan.

The applicant has requested a waiver from Section 312-36(d)(3) of the Subdivision and Land Development Ordinance pertaining to street right-of-way reservation.

The applicant has requested a waiver from Section 312-36(d)(3)(B) of the Subdivision and Land Development Ordinance pertaining to street widening.

The applicant has requested a waiver from Section 312-35(b)(3)(A)(ii)(1) of the Subdivision and Land Development Ordinance pertaining to sidewalks.

Reviewing Agencies Comments

Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated September 5, 2024. His comments pertain to waivers, impervious coverage, right-of-way, curbing, accessibility, plan details, and additional agency/board reviews.

Township Water & Sewer Engineer

The comments of the Township Water & Sewer Engineer are contained in Mr. Jason Newhard's review dated August 30, 2024. His comments pertain to water usage clarification and the separation of water and sewer utilities.

Township Geotechnical Consultant

The comments of the Township Geotechnical Consultant are contained in Mr. Christopher Taylor's review dated August 19, 2024. His comments pertain to plan details, stormwater management, and the possible presence of underground features near the proposed addition.

Township Lighting Consultant

The comments of the Township Lighting Consultant are contained in Mr. Corey Trumbower's review dated August 12, 2024. His comments indicate that there was insufficient information to determine conformance with the Township lighting ordinance.

Public Works Department

The comments of the Township Public Works Department are contained in Mr. Herb Bender's review dated August 21, 2024. His review states that the Public Works Department has no comments on the project proposed.

Public Safety Commission

The comments of the Township Public Safety Commission are contained in Mr. John Frantz' email dated September 10, 2024. His comments state that the Public Safety Commission request that a SALDO compliant fire hydrant should be shown on the plan.

Landscape and Shade Tree Commission

The comments of the Township Landscape and Shade Tree Commission are contained in Mr. Christopher Strohler's memo dated August 26, 2024. Their comments pertain to the landscape schedule, plan details, and the addition of a shade tree.

Parks and Recreation Board

The comments of the Township Parks and Recreation Board are contained in Mr. Christopher Strohler's memo dated September 10, 2024. Their comments recommend the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance.

South Whitehall Planning Document Review

The comments of the South Whitehall Planning Document Review are contained in Mr. Christopher Strohler's review dated September 6, 2024. His comments pertain to recreation/open space requirements, plan recording requirements, and consistency with long-range plans.

Zoning Review

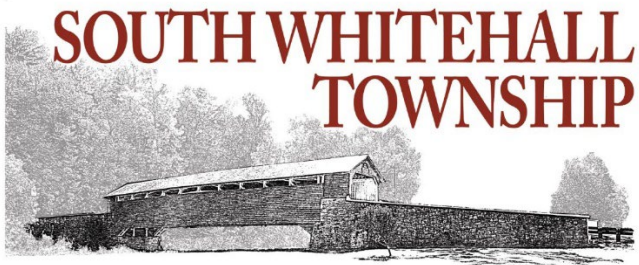
The comments of the South Whitehall Zoning Officer are contained in Ms. Laura Harrier's review dated September 6, 2024. Her comments pertain to zoning relief, lot size, and curbing.

Community Development Department Recommendation

Township staff recommends the plan for approval.

Planning Commission deadline to act on the plan: October 10, 2024

Board of Commissioners deadline to act on the plan: November 30, 2024



Allentown Cat Clinic Parking Lot Expansion

MAJOR PLAN 2023-102

Planning Commission, September 12, 2024

Attachments

Memorandum

Location and Intent

Previous Township Consideration

Reviewing Agencies Comments

Community Development Department Recommendation

Site Plan

Township Engineer Review

Township Water & Sewer Engineer Review

Township Geotechnical Consultant Review

Public Works Department Review

Public Safety Commission Review

Landscape and Shade Tree Commission Review

Parks and Recreation Board Review

Lehigh Valley Planning Commission Review

LANTA Review

PennDOT Review

South Whitehall Planning Document Review

Zoning Review

Applicant's Correspondence

Project Narrative

Waiver Request

Memorandum

TO: PLANNING COMMISSION

FROM: David Manhardt, AICP, Director of Community Development

SUBJECT: Allentown Cat Clinic Parking Lot Expansion
MAJOR PLAN 2023-102
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW

DATE: August 20, 2024

COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT, L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2023-102

Location and Intent

An application to develop the property located at 4090 West Tilghman Street. The plan proposes to construct an 11-space addition to the existing 13-space parking lot on the 0.70-acre parcel. The property is served by public water and public sewer and is zoned Highway Commercial HC. David M. and Michele L. Paul are the owners and applicants.



Previous Township Consideration

The application was scheduled to appear before the Planning Commission on June 15, 2023. That meeting was cancelled due to a lack of a quorum.

On July 18, 2003, Michael Obenski submitted an application for Major Plan 2003-108 Parking Lot Expansion 4090 Tilghman Street, an application to further develop the 0.6964-acre property located at 4090 Tilghman Street. The plan proposed to construct an additional 7-space parking area. The Planning Commission took the plan under advisement at their August 21, 2003 meeting. The plan proceeded no further, and the project was closed in 2009 due to inactivity.

On November 14, 1983, the South Whitehall Township Board of Commissioners, through Resolution 1983-56, approved Major Plan 1983-179 Michael A. Obenski, an application to convert an existing house to a veterinary clinic and the construct a parking lot. In association with the land development, the Zoning Hearing Board reviewed appeal No. A-40-83 and granted a special exception for the veterinary use and variances for lot frontage, lot area, and setback for a sign.

Reviewing Agencies Comments

Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated September 5, 2024. His comments pertaining to waivers, plan details, and outside agency approval, including a PennDOT Highway Occupancy Permit (HOP).

Township Water & Sewer Engineer

The comments of the Township Water & Sewer Engineer are contained in Mr. Jason Newhard's review dated August 30, 2024. His comments pertain to minor plan details.

Township Geotechnical Consultant

The comments of the Township Geotechnical Consultant are contained in Mr. Christopher Taylor's review dated August 19, 2024. His comments state that all previous comments have been adequately addressed.

Public Works Department

The comments of the Township Public Works Department are contained in Mr. Herb Bender's review dated August 21, 2024. His comments pertain to utility location, Township specifications, and integrity of the existing sewer line.

Public Safety Commission

The Public Safety Commission reviewed the plan at its September 9, 2024, meeting. Their comments are contained in Mr. John Frantz's email dated September 10, 2024. The Public Safety Commission indicated that they had no further comments on the plan.

Landscape and Shade Tree Commission

The Landscape and Shade Tree Commission reviewed the plan at their August 26, 2024 meeting. Their comments are contained in Mr. Christopher Stroehler's memo dated August 26, 2024 and pertain to requesting plant sizes and species choices.

Parks and Recreation Board

The Parks and Recreation Board reviewed the plan at its September 9, 2024, meeting. Their comments are contained in Mr. Christopher Stroehler's memo dated September 10, 2024. The Parks and Recreation Board recommended the applicant pay fees in lieu of common open space dedication.

Lehigh Valley Planning Commission

The comments of the Lehigh Valley Planning Commission are contained in Ms. Bambi Griffin Rivera's review dated May 22, 2023. Their comments pertain to sidewalk infrastructure.

Lehigh and Northampton Transit Agency (LANTA)

The comments of LANTA are contained in Ms. Molly Wood's review dated July 28, 2023. Their comments pertain to the installation of sidewalks to help close gaps along their transit corridor.

Pennsylvania Department of Transportation (PennDOT)

The comments of PennDOT regarding the Highway Occupancy Permit (HOP) are contained in their letter dated June 6, 2024.

South Whitehall Planning Document Review

The comments of the South Whitehall Planning Document Review are contained in Mr. Christopher Stroehler's review dated September 6, 2024. His comments pertain to recreation/open space requirements, plan recording requirements, and consistency with long-range plans.

Zoning Review

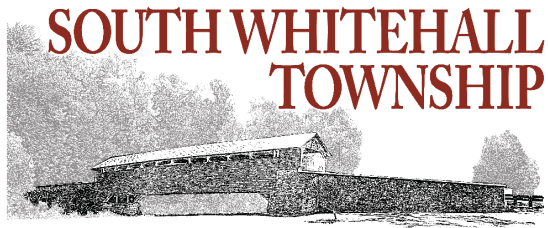
The comments of the South Whitehall Zoning Officer will be contained in Ms. Laura Harrier's review on September 10, 2024. Her comments indicate all previous comments have been addressed.

Community Development Department Recommendation

Currently Township staff is not recommending approval.

Planning Commission deadline to act on the plan: November 14, 2024

Board of Commissioners deadline to act on the plan: December 26, 2024



MEMORANDUM FOR AGENDA ITEMS

| | |
|-----------------|---|
| TO: | Planning Commission |
| FROM: | Chris Strohler, Long-Range Planner |
| DATE: | September 6, 2024 |
| SUBJECT: | South Whitehall Landscapes Plan – Draft Plan Recommendation |
| COPY TO: | T. Petrucci; D. Manhardt; L. Harrier |

• **Background Information:**

In June 2023, South Whitehall Community Development Department kicked off *South Whitehall Landscapes*, an Open Space, Historic, Agricultural, and Natural Resource Preservation Plan. Over the second half of 2023, the project team held five public workshop meetings, conducted multiple surveys, and interviewed numerous experts in the fields of agriculture, natural resource conservation, and historic preservation.

Over the past several months, staff and their consultants have summarized the data collected and prepared subsequent goals for each resource identified in the plan:

- Agricultural Resources
- Natural Resources
- Historic Resources
- Open Space

Specific actions are proposed to achieve these goals, which are summarized in the final Action Plan chapter. This chapter lays out actions in the following categories:

- A. Planning & Programs
- B. Policy & Regulations
- C. Outreach & Education

Some highlights of this plan include zoning considerations to encourage various scales of agriculture, recommendations for additional resource protection ordinances, a suggested process for classifying local historic resources, details on nine (9) distinct categories of “open space” in the Township, and recommended strategies for preserving different types of open space.

At the July 17th, 2024, Board of Commissioners meeting, Community Development Department staff discussed releasing the draft *South Whitehall Landscapes* plan for review and comments from appropriate Boards/Commissions/Councils including the Township Planning Commission. The plan would then be released for a public comment period. The following table outlines the timeline of Board/Commission/Council review:

| | |
|------|---|
| 7/18 | Draft plan authorized to be sent to SWT Board of Commissioners, Planning Commission, Environmental Advisory Council, Landscape & Shade Tree Commission, and Lehigh Valley Planning Commission |
| 7/22 | EAC Meeting – Plan review, discuss Action Plan |
| 8/2 | PC Meeting – Plan/review timeline discussion |
| 8/7 | BOC Meeting – Comment Check-In, release plan for two-week public comment period |
| 8/21 | BOC Meeting – Public Comment Check-In, motion to send plan for EAC review |
| 8/26 | EAC Meeting – Review final plan/comments, recommend plan for SWT PC review |
| 9/4 | BOC Meeting – Review final plan, motion to send plan for SWT PC review |
| 9/12 | PC Meeting – Review final plan, recommend plan for adoption |
| 9/18 | BOC Meeting - Adoption |

Over the past month, staff has reviewed and summarized the comments received. The table below outlines the proposed changes/edits to the plan to address Board/Commission/Council, LVPC, and public comments:

| Page # | Summary of edits |
|----------|--|
| 53 | Add information about the North Property Certified Stewardship Forest |
| 56 | Update map with better labeling and more details |
| 64 | Replace photo with map of “identified” wetlands |
| 81 | Add case study on adaptive reuse example from Doylestown Township |
| 97 | Replace <i>Neversink Farm</i> with <i>Crooked Row Farm</i> Replace <i>Scholl Orchards</i> with <i>Nonnemaker Farm</i> |
| 109 | Add Doylestown Township Cluster Development Case Study |
| Multiple | Make clearer distinction between relevant chapters graphic in Action Plan |

- **Action Requested:**

Motion to recommend the *South Whitehall Landscapes Plan* (pending edits) for adoption by the South Whitehall Township Board of Commissioners.

- **Budget Line Item(s) (if applicable):**

N/A

- **Attachments:**

[Final Draft: South Whitehall Landscapes Plan](#)