

TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA
PLANNING COMMISSION

REGULAR SESSION

MINUTES

JUNE 18, 2020

The Regular Session of the South Whitehall Township Planning Commission was held on the above date in a virtual meeting held on GotToMeeting.com.

Members in attendance:

William H. MacNair, Chairman
Brian Hite, Vice-Chairman
Alan Tope, Secretary
David Dunbar
Diane E. Kelly
David Wilson

Staff members in attendance:

Gregg Adams, Planner
Anthony Tallarida, Assistant Township Engineer
Jennifer Alderfer, Assistant Township Solicitor

AGENDA ITEM #1 – CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman MacNair called the meeting to order at 7:31 p.m. He announced that all meetings are electronically monitored. He then led the assembled in the Pledge of Allegiance.

AGENDA ITEM #2 – APPROVAL OF MINUTES

Chairman MacNair announced that the minutes of the May 21, 2020 and June 10, 2020 meetings were distributed prior to this evening's meeting for review and comment. Chairman MacNair asked the members if they had any changes to the May 21, 2020 minutes. Hearing none, Chairman MacNair called for a motion to approve the minutes as submitted. Mrs. Kelly made a motion to that effect. Mr. Wilson seconded the motion and it passed unanimously. Chairman MacNair then asked the members if they had any changes to the June 10, 2020 minutes. Hearing none, Chairman MacNair called for a motion to approve the minutes as submitted. Mr. Hite made a motion to that effect. Mrs. Kelly seconded the motion and it passed unanimously.

AGENDA ITEM #3 – SUBDIVISION REVIEW

A. POSOCCO AMENDMENT RESIDENTIAL HEIGHT LIMIT ZONING AMENDMENT REQUEST 2020-501 REQUEST FOR ZONING ORDINANCE AMENDMENT

Mr. Adams reviewed the changes in the amendment since the Planning Commission last saw them. He noted that the Commissioners had voted to reject the amendment but suggested that the amendment be narrowed to only the R-5 and R-10 zoning districts.

Mr. David Posocco stated that the purpose of the amendment was to make the townhouse designs more aesthetically appealing. He noted that new insulation requirements will increase the building height at the low end of the roof.

Mr. Hite inquired as to whether developers would use the increased maximum height to build for greater ceiling height rather than roof pitch.

Mr. Posocco replied that greater ceiling height is not as desirable in the higher density market. He stated that the market will only bear so much cost per square foot.

Mr. Hite made a motion to recommend adoption of the revised amendment.

Mr. Dunbar seconded and the motion passed unanimously.

AGENDA ITEM #4 – TRANSPORTATION INFRASTRUCTURE UPDATE

Mr. Tallarida stated that the draft TIP has been updated and South Whitehall has drafted a letter in support of the Township projects on the TIP. He stated that there is to be a virtual meeting hosted by the LVPC on TIP planning on June 24th at noon.

Chairman MacNair inquired as to any PA Route 309/Tilghman Street Interchange Project and PA Route 309 Betterment Project overlap.

Mr. Tallarida stated that the Tilghman Interchange project doesn't reach the US 22 ramps onto PA Route 309.

Chairman MacNair inquired as to whether there was a way to get funding for the PA Route 309/Walbert Avenue/Chapmans Road intersection cluster.

Mr. Tallarida stated that the intersection cluster is part of the PA Route 309 Betterment Project and that PENNDOT probably won't add a second project in that area. He noted that changing the median on PA Route 309 in that area would add capacity.

Mr. Wilson inquired as to whether there was anything that could be done to improve the bottleneck on PA Route 309 Northbound just south of Walbert Avenue.

Mr. Tallarida stated that PENNDOT is looking at changing the median there but has not yet published a project.

Mr. Lee Solt of 3731 Manchester Road inquired as to the PA Route 309/Ridgeview Drive intersection.

Mr. Tallarida stated that he knew of no widening to be done there through the PA Route 309 Betterment Project but that private developers will be doing improvements to the intersection.

AGENDA ITEM #5 – COMPREHENSIVE PLAN UPDATE

Mr. Kinney stated that there is a Joint BOC/PC meeting scheduled for Wednesday June 10th to review the next stage of the Comprehensive Plan. He stated that Tom Comitta is running the visual survey portion of Stage 3.

AGENDA ITEM #6 – COURTESY OF THE FLOOR

Mr. Hite asked that everyone review www.builddriversidedrive.com. He stated that it is a trail project that will link the D&L Trail with the Jordan Creek Greenway between the City of Allentown and Whitehall township. He requested everyone review and support the project, as it will also help with funding the Jordan Creek Greenway.

AGENDA ITEM #7 – ADJOURNMENT

Chairman MacNair requested a motion to adjourn at 7:55 p.m. Mrs. Kelly made the motion, Mr. Hite seconded the motion and it passed unanimously.

ADOPTED THIS DATE:

ATTEST:

Secretary

Chairman