



# Allen Township Planning Commission

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Eugene Clater, Chairman  
Gary Krill, Vice Chairman  
Gary Behler  
Alfred Pierce  
Louis Tepes Jr.

Brien Kocher, P.E.  
B. Lincoln Treadwell, Jr., Esq.  
Ilene M. Eckhart, Secretary

## MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, August 15, 2016 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, August 15, 2016 at 7:00 P.M. at the Allen Township Municipal Building, 4714 Indian Trail Road, Northampton, Pennsylvania 18067. The Pledge of Allegiance was recited by all present.

**Roll Call:** Present: Alfred Pierce; Louis Tepes, Jr.; Eugene Clater; Gary Behler; Gary Krill; Ilene Eckhart, Manager; Brien Kocher, P.E.; B. Lincoln Treadwell, Jr., Esq.

**Minutes:** Mr. Behler made a motion to approve the minutes of July 2016; seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners present voted yes.

**Public to be Heard:** No comments from the audience.

### **Old Business**

**A. Norman and Lorraine Gundrum – Agricultural Security Area Addition:** Mr. Pierce made a motion to recommend the addition of tax map parcels K4-20-2 and K4-13-4B owned by Norman and Lorraine Gundrum Agricultural Security Area; seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

**B. Dashuta Sketch Plan – Preliminary Discussion:** Mr. Harold Dashuta and his architect, John Limpar were present to discuss a conceptual sketch of Mr. Dashuta's property (tax map parcel L4-12-3) and the potential to re-utilize the existing footprint of the existing building for the location of a new building which Mr. Dashuta proposes as a dental office/food concession building. Following some discussion, the Commission stated by consensus that the existing location of the existing brick

residential building was completely unacceptable currently and inconsistent with the goals to improve the Rt. 329/Howertown Road/Weaversville intersection. Mr. Clater explained in detail how the widening, turning lane and other proposed improvements would impact the properties in the area of the intersection. He further detailed the non-conforming issues related to the existing structure. The Commissioners further generally expressed that the future relocation of Short Lane may allow areas to be conveyed to adjoining property owners in order to bring those properties into a more compliant state. Following some further discussion regarding the management of stormwater associated with the Dashuta property and parking requirements for the proposed uses, Messrs. Dashuta and Limpar expressed that they understood the Commission's direction and would return within the next few months with a more detailed sketch with some alternative layouts prior to proceeding with the full land development plan submission.

### **New Business**

**A. LVPC Memorandum – Land Use Implications of Medical Marijuana Act:** Mr. Clater briefly discussed the memorandum content. Mr. Pierce indicated that he would share some additional information for the next meeting.

### **Ordinance Changes/Updates:**

**A. Zoning Ordinance Amendment:** Mr. Kocher provided some examples of fence and wall regulations from other municipalities.

**Public to be Heard:** No comments from the audience.

There being no further business, the meeting adjourned 8:45 PM.

Respectfully submitted,

Ilene M. Eckhart