

Allen Township Planning Commission

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William Holmes, Chairman
W. Eugene Clater, Vice Chairman
David Irons
Louis Tepes, Jr.
Alfred Pierce

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

MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, September 15, 2014 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, September 15, 2014 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: William Holmes; Alfred Pierce; Louis Tepes, Jr.; Eugene Clater; Ilene Eckhart – Manager; Brien Kocher, P.E.; B. Lincoln Treadwell, Jr., Esq. Absent: David Irons

Minutes: Mr. Pierce made a motion to approve the minutes of August 18, 2014; seconded by Mr. Clater. On the motion, by roll call vote, all Commissioners present voted yes.

Old Business

1. **High Meadow Estates:** No additional submissions or information.

New Business – No New Business items.

Ordinance Changes

A. **Potential Ordinance revisions – multiple sections:** In follow-up to last month's meeting, the Commission reviewed the following Zoning Ordinance sections:

1. Chapter 27, Section 1413 – "Structures to Have Access". The current language does not differentiate by Zoning District, only non-residential or residential. Chapter 27-1413 Structures to Have

Access, Subsection A(1) (Driveways Single Family Dwellings) states: Number Per Lot. No more than two driveway connections per lot shall be permitted. Mr. Kocher felt there would not be much added distinction even if zoning classifications are added. Mr. Clater felt section currently allows total latitude. Mr. Treadwell felt the reference to "exceptional" Chapter 27-1413 Structures to Have Access, Subsection B(1) (Access Drive Non Single Family Dwellings) should be changed for clarity. Mr. Pierce felt single family (with no more than two) should be reconsidered since PennDOT allows only one access. Mr. Pierce felt everything other than single-family would be rational to allow multiples. Mr. Clater felt there were several existing lots in the Township that had two or more driveways. Mr. Holmes felt that the number of driveways should not be limited to one, where the lot accesses Township roads. Mr. Holmes felt the driveway would be reviewed through the planning process in any case. Following some discussion, regarding design parameters of driveways, the Commission felt the current language was adequate with the addition of the suggested language at the end of Chapter 27-1413 Structures to Have Access, Subsection B(8) (Driveways Single Family Dwellings) stating, "These widths may be adjusted, if the driveway is designed to meet a particular PennDOT design criteria and approved by the Board of Supervisors". There was some further discussion regarding steep driveways. The driveway grade maximum was 10%. Mr. Clater suggested tying a review component with the building code review in situations for existing driveways which do not comply with the current design parameters. This will be reviewed further to determine if a step can be added to the building permit or zoning permit to address existing problem driveways. Mr. Pierce felt the drainage subject should be added consistent with the street (driveway access) and any related storm water planning. He felt a drainage paragraph should be added under B for residential driveways. Mr. Clater agreed with Mr. Pierce's suggestion.

2. Chapter 27-Section 1422 Parking/Loading area design requirements: Mr. Kocher indicated a section reference (1422) was corrected and additional language as follows was added. Mr. Kocher asked the Commission to review any uses they may recall as problematic in the past. Mr. Pierce felt the value of parking lots also add endless impervious coverage. Mr. Pierce was unsure with regard to the solution. On the question, from Mr. Treadwell, Mr. Kocher indicated that the Township ordinance does not provide language for parking reserve sections that are not constructed until necessary pursuant to the use. Mr. Clater questioned enforcement. Mr. Kocher indicated the Township Zoning Officer enforces when parking becomes problematic pursuant to plan notes and provisions contained in the land development agreement and approval. Mr. Kocher will provide example language for the Commission's consideration.

3. Chapter 27- Section 1409 Traffic Impact Statement and Traffic Assessments: The following suggested language was provided for the Commissions consideration, " M. Post Development Monitoring – Two years following the issuance of an occupancy permit of the last use of each phase, the Applicant shall conduct traffic counts to ensure the assumptions and projections of the final Traffic Impact Study are valid. Traffic counts shall be performed at intervals and peak times approved by the Township Engineer. If any assumptions or projections are found to be different from those in the final Traffic Impact Study, the Applicant shall propose and construct remedial improvements to address the difference." Mr. Pierce felt 18 months was the logical timeframe for review. Mr. Treadwell agreed and added a note regarding security.

4. Chapter 27-Section 1407 Hazards and Nuisance (Noise): Due to the technical nature of this section, input from outside consultant requested to meet modern uniform standards. Ms. Eckhart indicated that an expert regarding the topic will be made available to make suggestions regarding this section. In addition, referencing standards will be made available from PSATS. Mr. Clater felt the same time the Commission should be reviewing more commercialized localities such as the Harrisburg or northern Philadelphia area.

5. Chapter 27-Section 1406 Buffer Yards (Zoning) - Mr. Kocher indicated that additional suggested language has been added to the introductory sentence of this section concerning publicly owned recreational facilities, excluding linear parks.

There being no further business the meeting adjourned.

Respectfully submitted,

Ilene M. Eckhart