



# Allen Township Planning Commission

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

Robert Cox, PE, PLS  
B. Lincoln Treadwell, Jr., Esq.  
Ilene M. Eckhart, Secretary

## MINUTES ALLEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING Monday, January 16, 2017 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, January 16, 2017 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; B. Lincoln Treadwell, Jr., Esq.

**Reorganization:** Mr. Pierce made a motion to reappoint Mr. Clater as Chairman (Eugene Clater); seconded by Mr. Tepes. On the motion, by roll call vote, all Supervisors present voted yes with the exception of Mr. Clater whom abstained. Mr. Pierce made a motion to reappoint Mr. Krill as Vice Chairman (Gary Krill); seconded by Mr. Tepes. On the motion, by roll call vote, all Supervisors present voted yes with the exception of Mr. Krill who abstained.

**Minutes:** Mr. Tepes made a motion to approve the minutes of December 19, 2016; seconded by Mr. Behler. On the motion, by roll call vote, all Commissioners present voted yes.

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

### **Old Business**

#### **A. Comments Pertaining to Draft Zoning Ordinance Amendment (Document last revised 10/24/16):**

The Planning Commission discussed at length the following definitions: Building Façade, Building Façade, Primary, Building Height, Maximum Rooftop Elevation. The item was discussed as a

carryover item from the December 2016 meeting where Mr. Ron Check presented concerns contained in the draft Zoning Ordinance amendment, currently under consideration by the Supervisors/Commission. The Commission, by consensus agreed to the following wording for these items which were directed as a resubmission to the LVPC:

“Building Façade – The exterior faces or walls of a building exposed to public view or that wall viewed by persons not within the building.”

“Building Façade, Primary – the face or wall of a building that serves as the principal ingress or egress for personnel or the public.”

“Building Height – The vertical distance measured from the lowest corner of the proposed finished grade at the building’s perimeter walls to the highest point of the roof or the structure, excluding those items listed in Section 1408. However, in no case shall the elevation of the highest point of the roof or the structure exceed the Maximum Rooftop Elevation.”

“Maximum Rooftop Elevation – The maximum Building Height allowed in each applicable Zoning District, as measured using the average pre-development grade of the ground at the proposed building’s or structure’s four (4) corners. Average pre-development grade shall be calculated by determining the average grade above sea level (existing on the effective date of this ordinance) of the ground, in its natural condition prior to any site alteration or construction activity, measured at the four (4) corners of the proposed building or structure. Site alteration or construction activity includes, but is not limited to, the addition of material (fill) to or the removal of material (cut) from a site or property. The calculation of the average pre-development grade may exclude one (1) corner of the proposed building or structure where the pre-development grade at that corner differs by at least 10% from the average of the remaining pre-development grades at the propose building corners. Where the proposed building is not rectangular in shape, the average pre-development grade shall be determined by drawing a single rectangle, of the smallest size, around the footprint of the proposed building or structure, and using the four corners of that rectangle in the calculation of average pre-development grade.”

In addition, the Commission developed additional language in addition to the draft language to the following uses of “Distribution Center/Customer Fulfillment Center”; “Warehouse”; and “Wholesale Business/Wholesale Storage”:

In addition to the above criteria, buildings in the Industrial and Industrial/Commercial Zoning Districts shall meet the following prescriptive architectural design criteria:

- “1. Primary building facade shall incorporate wall plane projections or recesses with a wall plane offsets as follows:
2. The wall plane offset dimension shall be equal to 1% percent of the length of the façade but is not required to exceed a dimension of 3’-0”.
3. The collective length of wall plane offsets shall be a minimum of 50 feet and no greater than 200 feet in length.
4. If the façade is at the corner of a building, the wall plane offset shall not exceed 100 feet as measured from said building corner.
5. The uninterrupted length of any wall plane segment shall not exceed 225’-0”.
6. The intent of the above prescriptive architectural design criteria is to provide an aesthetically attractive building design that enhances the Township’s built environment.

7. Applicants may submit an alternate architectural design for Allen Township consideration during the Land Development approvals as follows:
8. An applicant may submit an alternate architectural design that deviates from but clearly meets the spirit of the prescriptive design criteria.
9. In lieu of complying with the prescriptive architectural design criteria, an applicant may submit an alternate compliance method that visually buffers the public view of the building by proposing increased building setbacks, additional landscape buffers and berm elements to the satisfaction of and at the discretion of the Board of Supervisor above and beyond the zoning ordinance requirements.
10. Allen Township is the final decision maker regarding acceptance/rejection of an applicant's alternate design. To receive Allen Township Board of Supervisors approval the alternate design must clearly demonstrate to the satisfaction of, and at the discretion of, the Board of Supervisors the intent described in item 6 above."

**New Business**

**A. New Zoning Ordinance Amendment Language – pertaining to Retaining Walls, Outdoor Storage (of Commercial Vehicles) and Temporary Structures:**

The Commission discussed draft provisions to add language to further address retaining walls, outdoor storage of commercial vehicles and temporary structures. This item will be returned for further discuss at the March Planning Commission meeting.

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

There being no further business, the meeting adjourned 9:00 PM.

Respectfully submitted,

Ilene M. Eckhart