



Allen Township Planning Commission

4714 Indian Trail Road
Northampton, Pennsylvania 18067

Phone: (610) 262-7012

Fax: (610) 262-7364

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, April 18, 2016 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, April 18, 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: Gary Behler; Alfred Pierce; Louis Tepes, Jr.; Eugene Clater; 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 March 2016; seconded by Mr. Pierce. On the motion, by roll call vote, all Commissioners present voted yes.

Public to be Heard: Mr. Bruce Frack, Windsor Drive, was present to discuss Stone Ridge and the finishing of John Drive.

Old Business - No new business.

New Business – No new business.

Ordinance Changes/Updates:

A. Zoning Ordinance Amendments – Mr. Tepes raised the subject heliport. The Commission agreed to look at the Airport, Drones etc. for the next draft.

Mr. Behler raised the point of Conversion of an Existing Building. He was concerned that it was a definition that may allow an individual to circumvent the process. Mr. Pierce felt that it was a hardship issue/non-conforming use in most cases. Mr. Treadwell indicated the current definition could be amended. Ms. Eckhart indicated that the newer term of “adaptive re-use” may be more appropriate, as suggested by the planning consultant.

The Commission agreed to change the draft to allow the following uses by conditional use in the R2 and R3 Zoning District: Health Facility; Banquet Facility; Medical Center and all Restaurant Type Uses. Also taking these out of R1 (if they are currently allowed at some level).

Regarding Multi-Family Dwellings, the Commission agreed to NOT allow the uses by right in the IC Zone and to allow by Conditional Use in the R2 and R3 Zone.

Regarding, the Warehouse, Distribution Center, and Truck Terminal uses, the Commission agreed to change these uses to Conditional Uses in the IC Zoning District.

Regarding the Height provision in the Industrial Commercial Zoning District (27-1004), the Commission discussed changing the footnote to add a third provision to state “no human occupancy above thirty-five feet within any structures”. The Commission agreed to add this additional footnote as a condition on the heights within this Zoning District.

Regarding the Building Height definition, Mr. Clater presented a new definition to propose to change the definition “Height of structure is measured from the median original contour elevation around the perimeter of the proposed structure”.

Public to be Heard: No Public Comment.

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

Respectfully submitted,

Ilene M. Eckhart