



Allen Township Planning Commission

4714 Indian Trail Road
Northampton, Pennsylvania 18067

Phone: (610) 262-7012

Fax: (610) 262-7364

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, January 18, 2010 7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, January 18, 2010 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, David Irons, Alfred Pierce, Louis Tepes Jr.; W. Eugene Clater; David Irons; B Lincoln Treadwell, Jr., Esq.; Brien Kocher, P.E. and Ilene M. Eckhart.

Oath of Office: Ms. Eckhart executed the Oaths of Office for all members present

Reorganization: Mr. Pierce made a motion to reappoint the slate of officers as they were in 2009; seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners present voted yes.

Minutes: Mr. Tepes made a motion to approve the minutes; seconded by Mr. Pierce. On the motion, by roll call vote, all supervisors present voted yes.

General Business:

A. Hafner Zoning Application – Referred to Planning Commission from Zoning Officer: No one was present on behalf of the applicant. Mr. Kocher indicated the Commission could still give comments for the Zoning Officer's guidance. Ms. Eckhart reviewed the application was received as a Sketch Plan. A Zoning Permit Application was also submitted for review. The Zoning Hearing Board granted a use variance for the operation of as concrete cutting business and small tool repair business at property located at 97 Pond Road (owner Gordon Mann). Specific conditions were imposed in granting the variance including: that the Appellant shall comply with all other applicable Township Ordinances in the operation of its business including but not limited to the Zoning Ordinance, building codes,

Subdivision and Land Development Ordinance, etc. Mr. Treadwell indicated that the issue for the Planning Commission was although this was a lease it technically qualifies as a Land Development. Mr. Treadwell further indicated that he spoke to the applicant's attorney and he indicated that his client felt a waiver should be granted from the process. Mr. Holmes felt the condition of the variance as described by Ms. Eckhart was clear. He was very concerned that the applicant be made to comply with that condition. Mr. Kocher indicated that aside from the point of qualifying as a land development, the parking area is to be brought up to the standards of the Township's ordinances. The details given of the submitted sketch were not sufficient. Regarding outdoor storage, Mr. Kocher could not determine from the submission, he was unsure what the applicant was proposing. Mr. Kocher indicated that the ordinance requires screening of these areas. Regarding the sewer, Mr. Kocher indicated that the application refers to bathrooms on the premises, but did not give sufficient details as to what type of on-lot sewer system was being proposed nor the location of the system.

Mr. Holmes reflected that storm drainage onto School Road has not been addressed. Mr. Kocher indicated no form of storm water management facilities. The Commission referred to the testimony to the Zoning Hearing Board regarding the number of uses existing on the property. Mr. Pierce indicated he would like to see from the property owner a clear record of all of uses on the 83 acres and then the engineering details for all of the uses should be reviewed. Mr. Pierce further stressed that the Commission could not make a comparison, given the testimony given at the Zoning Hearing and the presented sketch. Mr. Following some discussion, Mr. Clater indicated that this should not be treated like any other application. Mr. Clater felt that the basic land development elements need to be provided. Mr. Pierce felt that the lease required a subdivision pursuant to the MPC. Mr. Pierce felt that the plan should be submitted for the overall parcel showing all uses.

Mr. Tepes felt that Gordon Mann should be responsible if a subdivision/land development is required. Following some discussion, the Commission discussed their concerns that Mr. Hafner has moved into the property with his operation prior to obtaining a Zoning Permit and plan approval. The Commission felt he is currently in violation of the Zoning Hearing Board decision by moving to the location without all approvals. Mr. Pierce made a motion that the submitted sketch plan with associated documents make it clear that there is non-compliance with the Subdivision and Land Development Ordinance and the Planning Commission hereby instructs the Solicitor to inform the land owner that it appears there is noncompliance with the Subdivision and Land Development Ordinance, and if they don't act to come into compliance the Commission will refer the matter to the Supervisors for enforcement; seconded by Mr. Clater. On the motion, by roll call vote, all supervisors present voted yes.

B. Agricultural Regulations Review: Ms. Eckhart provided excerpt from the Tri County (Cumberland, Perry and Dauphin County) Model Zoning Ordinance regarding Agricultural Uses. The Commission discussed the current Township Ordinance regarding the Intense Agricultural Operation and the Concentrated Animal Farming Operation standard definition. This matter will be further discussed at the February 2010 meeting.

Due to the conflict with the February 2010 meeting date and the President's Day holiday, the Commission agreed to reschedule the February meeting if no plans are submitted for review.

There being no further business the meeting adjourned.

Respectfully submitted,

Ilene M. Eckhart