

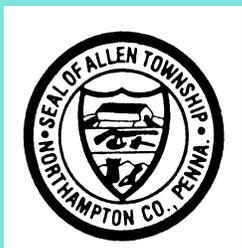
# Allen Township Planning Commission

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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, October 21, 2013

7:00 P.M.

The regular monthly meeting of the Allen Township Planning Commission was held on Monday, October 21, 2013 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.; David Irons; Eugene Clater; Brien Kocher, P.E.; and B. Lincoln Treadwell, Jr., Esq.

Minutes: Mr. Clater made a motion to approve the minutes of September 2013; seconded by Mr. Irons. On the motion, by roll call vote, all Commissioners present voted yes.

#### Old Business

1. **High Meadow Estates:** Noted.

#### New Business

1. **Stone Ridge Request for Waivers:** Mr. David Tettermer, Keystone Consulting Engineers, and Attorney David Shulman were present to request a recommendation for the consideration of

waivers from the following sections of the Subdivision and Land Development Ordinance for the Emergency Access Driveway: Section 4.06.11.b for; Section 4.07.8.a; Section 4.07.8.b; Section 4.07.11; Section 4.07.10. In addition, Mr. Tetteimer presented a request for reconsideration of conditions of the approval granted by the Board of Supervisors at their meeting on September 24, 2013. He specifically requested that the second paragraph of Item #7 of the conditional approval, which requires any quiet title action for the Paper Street/Alley necessary to construct the required improvements to John Drive be completed prior to recording of the Phase 1B subdivision plans. He further explained that he has reviewed the issues involved with the paper street and determined that in order to construct the improvements to John Drive to Township standards; additional right of way would be required at the intersection of Savage Road. He further requested that the Developer be allowed to construct the improvements within the existing right of ways as the condition imposed. Mr. Pierce made a motion to recommend the waivers as requested, authorize to recommend modifications of approval motion condition for Stone Ridge Phase 1B; and compliance with all of the Township Engineers review comments; seconded by Mr. Irons. On the motion, by roll call vote, all Commissioners present voted yes.

2. **Donato Trinkle, Conditional Use:** Attorney Michael Ozalas, was present to respond to the Conditional Use request for Conversion in the Medium Density Residential Zoning District. Mr. Bryan Beale, was presented as Mr. Trinkle's authorized agent for the Conditional Use application. Mr. Beale provided as follows regarding the Conversion Conditional Use Application:

Mr. Pierce questioned the use of the garage under the Conversion area. Mr. Pierce was concerned with the separation of the garage from the tenants above. Mr. Clater agreed. Mr. Tepes suggested that the ceiling be constructed of fire rated drywall along with the carbon monoxide detectors. Mr. Pierce questioned the septic system and he felt that the potential to improve the system for the entire acreage. Following some further discussion, Mr. Holmes was concerned about the cease and desist order that has been issued and indicated that the applicant would need to address the non-conformance issues and items contained in the Township Engineer's review letter and proceed back to the Planning Commission. Mr. Pierce added that the two health and safety issues, the garage and living space separation issue as well as the accesses for fire pursuant to the UCC need to be addressed. In addition, as a minimum, the well and septic locations and function must be determined. Mr. Clater added that parking needs to be addressed for multiple uses. Mr. Ozalas indicated he would await the report of the Township's inspector and that they would obtain a contractor to locate the well and septic. Mr. Kocher added, regarding the septic, that it is more than locating the existing system, DEP has to be agreeable to multiple units. The item was tabled until the items of concerned may be addressed by the property owner.

## **Ordinance Changes**

1. **Solar Power Discussion:** Continued to the next meeting.

2. **Ordinance Changes**

A. **Solar Power Discussion:** Noted and to be discussed at a subsequent meeting.

B. Comprehensive Plan (Fuller Zoning Map Change): Mr. Kocher reviewed the Comprehensive Plan amendment regarding the Fuller Zoning Map Change. Mr. Holmes suggested the area include a strip of R1 along the frontage of West Bullshead Road instead of the Fuller land being zoned IC in its entirety. Mr. Holmes provided reasoning as follows: 1. to provide a buffer to the IC; 2. to control the type of traffic to West Bullshead and to 3. Keep truck traffic off of West Bullshead Road. As an alternative the Commissioners discussed the option of requiring the developer to construct a buffer versus retaining a strip of the frontage along R1 along the frontage of West Bullshead Road or a conservation easement for a determined depth in order to achieve the same effect. Regarding the conservation easement, this could be covenant running with the land. The conservation easement was discussed as a preferred alternative to resolve the intention of the buffer. Following some lengthy discussion regarding the intention of a significant buffer to the frontage along West Bullshead Road and the limitation of truck traffic onto West Bullshead Road. Mr. Pierce felt a draft regarding the buffer should be determined between Mr. Treadwell and the interested parties attorneys and to send the comprehensive plan map amendment be sent out to the surrounding municipalities and proceed with the amendment process. The Commission was agreeable to proceed in this fashion.

C. SALDO Groundcover LVPC comments: Mr. Kocher review the comments received from the LVPC regarding the amendment. Following some discussion, Mr. Clater made a motion to accept the changes as outlined by the LVPC and recommend the changes to the Supervisors; seconded by Mr. Tepes. On the motion, by roll call vote, all Commissioners present voted yes.

D. Billboards: Noted and to be discussed at a subsequent meeting.

E. Lighting Standards: Mr. Joseph Fitzpatrick, Esquire was present to request an amendment to the Zoning Ordinance limited to the Industrial Zone to change the maximum lighting standards and fixtures which currently have a maximum height of 16 feet to 35 feet and to amend the text to increase the maximum illumination at the ground level from 3 foot candles to 5 foot candles in the parking and loading areas. Following some discussion, the Planning Commission agreed with the request for amendment conditioned upon: 1. the 35 foot height would require an angular standard; 2. Maximum of 35' only if specified setback from residential properties; and 3. 35' maximum only as approved in the Land Development process. Mr. Pierce also requested some determination on the residential setback be provided by Mr. Fitzpatrick.

There being no further business the meeting adjourned.

Respectfully submitted,

Ilene M. Eckhart