



# Allen Township Planning Commission

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## ALLEN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

**Monday, January 24, 2022**

A **General Meeting** of the Allen Township Planning Commission was held on Monday, January 24, 2022 at 7:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. The Pledge of Allegiance to the Flag was led by Chairman Gary Krill.

**Roll Call:** Gary Behler - Present; Gary Krill - Present; Paul Link- Present; David Austin - Absent; One Member Seat is Vacant; Andrea Martin (Barry Isett & Associates, Inc.) – Present; B. Lincoln Treadwell, Jr. Esq. - Present; and Ilene M. Eckhart – Present

**Reorganization:** Mr. Behler made a motion to appoint the same officers as 2021; seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

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

### **Business Items:**

**A. Gaugler/Mann Ag Security Addition:** Ms. Eckhart review the application request of the Gordon J. Sr & Armell D. Mann Irrevocable Trust as submitted by Lorie Mann Gaugler, consisting of approximately 57.50 acres and designated as Northampton County Tax Map Parcel # K4-30-14-0501. Following some discussion, Mr. Behler made a motion to recommend inclusion of the addition to the Board of Supervisors; seconded by Mr. Link. On the motion, by roll call vote, all members present voted yes.

**B. Proposed Zoning & Subdivision and Land Development Ordinance Amendments Pertaining to the Willow Brook Farms Mixed Use Concept Plan:** Marc Kaplin, Esq. was present on behalf of the property owner. He indicated the draft ordinances are the result of the Planning Commission and Board of Supervisors joint meeting held in September 2021. Mr. Kaplin presented a response regarding the building of the apartments. He indicated the proposal is building 150 apartments until 100 non-multi-family dwellings have been approved and financial security for the same has been posted. Mr. Treadwell clarified the posting of financial security does not guarantee that non-multi-family dwellings will be built prior to in excess of 150 apartments. Mr. Behler questioned the financial security to be provided to the Township - was it just for public improvements? Mr. Kaplin indicated that the financial security could be for any improvements required by the Townships ordinances. Mr. Kaplin indicated

that the developer can be required for anything shown on the plan. Mr. Krill indicated that there is still no guarantee that it will be built.

Mr. Kaplin proposed that the calculation of building height for multi-family dwellings has been revised so a building with two stories of residential space can take advantage of the unique grading conditions on-site by tucking parking under the building in a basement level on the low side of the structure. Mr. Krill did not agree with the basement use as this defeats the purpose of the 35' height restriction. Mr. Link felt that 10 feet of the overall structure height would be configured as a below grade garage, 10 feet for the first floor and 10 for the second floor plus the pitched roof would result in a 40 foot overall height of the structure. Mr. Krill was concerned with the third floor - which would result from the use of the basement. Mr. Behler would like from the developer the top number – maximum height. Mr. Kaplin will return with the maximum overall height number pursuant to the Commissioners requests.

Regarding the number of parking spaces, Mr. Kaplin discussed the parking analysis performed by McMahan and Associates, Inc. dated January 20, 2022. Mr. Wojciechowski indicated that the parking analysis is consistent with the ordinance drafts. Mr. Wojciechowski voiced concerns regarding the intersection of Willowbrook and West Bullshead Road. Mr. Behler stated he would like to see this intersection addressed/widened.

Mr. Behler discussed the tree caliber of 2" and that this is acceptable per the SALDO.

Mr. Behler requested clarification regarding the Zoning Ordinance draft B. 9 which mentioned possible commercial or industrial uses.

Mr. Kaplin reviewed his understanding regarding the difference between a traffic impact study, which is measured off-site (up to 1.5 miles from project) whereas an access study, addresses that an access is acceptable to ingress/egress in and out of the site. Mr. Treadwell indicated it is how the language is used in the ordinance versus the PennDOT terminology which considers things off-site. Mr. Behler reiterated that it is any roadway that touches the property. Mr. Kaplin agreed. Mr. Behler felt that the Township would want financial security. He ideally would like to see traffic improvement physically completed before the traffic is added to the area. Mr. Treadwell indicated this could be handled in the plan approval process as a condition of approval but ultimately it would depend on the findings Traffic Access Study. Mr. Kaplin indicated that the project would be built in phases.

Mr. Krill questioned the street geometry per the SALDO Amendment - he asked for further clarification. Mr. James Constantine, Planner, explained the geometry is based on the roads which exist on the site today. Mr. Constantine indicated there are no new additional streets to be built but some may be shifted.

Mr. Krill questioned the open space provisions per the SALDO amendment and Zoning Ordinance amendment. Mr. Treadwell clarified that the word “structure” is considered open space would be a stormwater outfall or the golf halfway house. This will be clarified that it does not include the bar and grill but might be limited to the existing half way house. Mr. Krill commented regarding the use of stormwater facilities as a credit towards the open space calculation.

Mr. Kaplin indicated he would provide an additional exhibit to address the height issue along with a maximum height.

Donald Noll, Pinehurst Drive, questioned the traffic study in consideration of the current resident development on the contiguous properties. Mr. Kaplin indicated that the traffic would be included in the analysis. Mr. Noll questioned if Willow Way traffic would be considered in the study (Willow Green). Mr. Kaplin indicated the traffic would be counted. Mr. Treadwell indicated that the traffic would be included at the intersections.

Following some further discussion, Mr. Behler made a motion to recommend the draft ordinances Zoning 2022-01 and SALDO 2022-02 with the comments discussed tonight and that the Supervisors address the building height issue in their final review of the drafts; seconded by Mr. Link. On the motion, by roll call vote, all Commissioners present voted yes.

**Public to Be Heard:** Mr. Mike Tift, Indian Trail Road, voiced criticism regarding the adequacy of the sound system.

There being no further business, the meeting adjourned at 8:15 PM.

Respectfully submitted,

Ilene M. Eckhart