

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:30 PM
March 11, 2014**

A Regular Meeting of the Planning Commission of the Township of Salisbury was held at the Township Municipal Building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania. Present were Commissioners Miller, Licht, Schreiter, Hassick, and Beck; Ms. Sopka, Director of Planning & Zoning and Attorney Ashley, Township Solicitor. Mr. Tettermer, Township Engineer and Mr. Soriano, Township Manager were not present. Commissioners McKitish and Hebelka were not present (excused).

CALL TO ORDER

Mr. Beck called the meeting to order.

APPROVAL OF THE MINUTES

On motion of Dr. Licht, seconded by Mr. Schreiter, the Planning Commission voted 4-0 to approve the February 11, 2014 Planning Commission Meeting Minutes as submitted. All in favor.

Continue Zoning Amendments Part 3 Review

The members continued their review of the Part 3 Zoning Amendments.

The wording for retail sales of agriculture products was discussed and it was clarified to keep the word “primary”.

Discussion began with the types of uses for farm related business permitted in Conservation Residential (CR) districts, retail sales, and agricultural products. **Dr. Licht recommended permitting sale and/or mixing of agricultural seeds, and/or animal feeds not involving bulk manufacturing for sale permitted in the CR district (To remove the sale of fertilizer).**

Ms. Sopka stated that for a **farm related business** there is nothing in the table indicating separately if this type of business is permitted by right, permitted by special exception or conditional use in the CR or residential districts. They are combined in the table and should be individualized. Salisbury Township is small area and a new list of recommendations should be made that is a more sensible for a farm related business in this area. This will be a discussion at the next work shop.

Postal facilities were discussed. The United States Postal Service (USPS) has sub-stations within commercial stores. It is recommended that **postal facilities are permitted in all districts.**

Tree Harvesting/tree removal are combined. Ms. Sopka stated that they are two separate entities and are to be distinguished. Tree removal is residential based allowing up to 3 trees per calendar year and should be permitted in all districts. Tree harvesting is commercial based and is done and recommended by a regional forester. **Recommendation was to document tree harvesting and tree removal as two separate entities.**

Recreation Vehicles were discussed. Attorney Ashley provided language for recommendations and requirements/restrictions when applicable. The members discussed residential lot acreage, setback requirements, front or back yard placement, and recreation vehicle size restriction. The members discussed a seasonal time frame for front yard storage which was noted as April 1st through September 30th. The recreation vehicle will require current registration and license. If the vehicle is not licensed or registered it is required to be removed within 72 hours.

Tires were discussed. Recommendation is that tires be covered at all times due to health issues. Requiring the tires to be covered will eliminate standing water and help with mosquito control.

In-ground residential (household) swimming pool enclosures were discussed. This is considered an accessory use. It was stated to defer to the construction code requirements for pools, including patios.

Bee keeping, wind turbines, water ways, steep slopes and vernal pool requirements were previously discussed and will remain as noted.

Generators are allowed for emergency use and power outages. Ms. Sopka will look into decibel levels and compare it with surrounding municipalities.

Storage explosives and hazardous substances will make reference to the state fire code.

It was recommended to include within the **use of construction equipment** to include vibration and occasional non-routine blasting. This requirement should apply for non-routine blasting and for the use of construction equipment that may be necessary in the construction of streets, structures, utilities, excavation, and grading.

Fill materials were discussed. It was questioned if the township should be using Department of Environmental Protection (DEP) regulated fill definitions as it relates to fill materials. Ms. Sopka stated that the Conservation District gets involved when fill is involved, however this can be documented. It was recommended to defer to the states requirements. Ms. Sopka will review this information.

In regards to the Lehigh Valley Health Network (LVHN) there were a few clarifications that need to be noted in regards to streets & utilities within a certain amount of feet from a construction site, erosion & sanitation, open land plan, and woodland protection.

OTHER BUSINESS

Next work shop meeting is scheduled for March 18, 2014 and March 25, 2014 both at 6:00 p.m.

ADJOURNMENT

The Planning Commission voted to adjourn the meeting. All in favor.