

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:30 PM
March 13, 2012**

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, Hebelka, Hassick, McKitish and Beck. Also present were Attorney Ashley, Township Solicitor; Ms. Sopka, Director of Planning & Zoning and Mr. Soriano, Township Manager.

CALL TO ORDER

Mr. Beck called the meeting to order.

APPROVAL OF THE MINUTES

On motion of Mr. Miller, seconded by Mr. McKitish, the Planning Commission voted 7-0 to approve the February 14, 2012 Planning Commission Meeting Minutes as submitted. All in favor.

1162 GLICK AVENUE, ALLENTOWN, PA – LOT CONSOLIDATION

Michael J. Smith and Jill Lipovsky-Smith propose a Lot Consolidation of two parcels located in the R-3 Medium Density Residential District of Salisbury Township: Lot 1 (Residential Single Family Dwelling) PIN# 548567989962 equal 12,194 S.F. Lot 2 (Unimproved Lot) PIN# 548567988111 equal 9,303 S.F. for a combined total of 21,497 S.F.

Present was Mrs. Jill Lipovsky-Smith, applicant, property owner and engineer on this project.

Mrs. Lipovsky-Smith reviewed the two parcels that she would like to consolidate. The first parcel is her existing residence, the second parcel is a vacant lot that was part of the Cedar Acre Sub-division Plan from the late 1970's, early 1980's. She described the vacant lots exact location and advised that it is approximately 70' in width. The proposal is to consolidate the lots to make them one parcel, making it a conforming lot.

On motion by Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voted 7-0 to approve the Lot Consolidation plan contingent upon the two comments by Keystone Consulting Engineers correspondence of March 5, 2012 to be addressed, as well as, to adhere to all state, local and federal regulations. All in favor.

**UPDATES TO THE FOLLOWING: COMPREHENSIVE PLAN; ZONING ORDINANCE; AND
SUBDIVISION AND LAND DEVELOPMENT (SALDO)**

Lehigh Valley Hospital Medical Overlay District

Present were Mr. Charles Schmehl of Urban Research Development Corporation (URDC), Mr. J. Scott Pidcock and Mr. James Rothdeutch of the Pidcock Company representing Lehigh Valley Hospital.

Mr. Beck opened the floor for **public comment**.

Ms. Adele Clemmer, Salisbury resident and former Planning Commission member, reviewed the Comprehensive Plan and expressed pleasure with the storm water management. She then addressed the Medical Overlay District and her concerns based on her research of overlay zones. She quoted "overlay districts are superimposed over basic districts, and the overlay district is designed to reflect two or more zoned districts regulating the same area". We meet the criteria. Her concern is the uses permitted by the underlying district that are allowed subject to additional regulations imposed by the overlay district, where as the regulations for the overlay district differ from those of the

underlying zoning, the more restrictive regulations will apply". She stated that the medical overlay district is overlaying an R2 zone, where as a hospital is not permitted and an R3 zone that requires a special exception.

She continued, stating that her research advises that overlay districts were created to preserve historical sites, natural resources, environmentally sensitive areas and make commercial areas more compatible with surrounding neighbors. She stated that the township has done the complete reverse. She recommended that the township consult with the township solicitor regarding the legality of creating an overlay district which creates a zone with less restrictive regulations than the underlying zone. Mr. Beck requested that Attorney Ashley look into this matter.

She recommended that specific ordinances be in place and state what is and what is not allowed in this medical overlay district. If this is done, it will help protect the residents and give the hospital some leeway. She stated that the surrounding residents would like a buffer between them and the hospital, suggesting it be stated that buildings would not be allowed within a 500 foot distance from resident's property lines, excluding the pre-existing buildings and parking lots.

Mr. Chuck Siuciak, 1215 Caroline Road, had a few inquiries regarding the overlay zoning plan. Mrs. Schemhl and Mr. Beck responded accordingly. Mr. Siuciak inquired about the blasting that occurred in the past. Ms. Sopka stated that they must move forward and address the pre-blasting surveys that are anticipated for the future. The past blasting has been addressed; however, Ms. Sopka offered her time and asked that he schedule a meeting with her to discuss this matter and address the issues.

Mr. Beck expressed that the residents are very concerned with the medical overlay district and ask that the Pidcock Company address these issues as best as possible.

Mr. Pidcock expressed, on behalf of the hospital, their gratitude to have input towards the Comprehensive Plan and they understand the concerns of the surrounding neighbors.

Mr. Pidcock began his presentation regarding an effective "screening device". This would be a creative design with a reliable visual barrier between the perimeters of both residents and hospital properties and any interior future developments to the hospital grounds. Mr. Pidcock made a few suggestions and recommendations regarding the berm and its plantings. He presented an exhibit, showing an aerial map depicting a proposed 30 to 35 foot berm that would be constructed on the west side of the hospital. This berm would be 100 feet wide and 200 to 500 feet in length.

Mr. McKitish stated he walked the hospital grounds and expressed his disappointment with the existing berm at Lehigh Valley Hospital. He stated that this berm has not been maintained and trees and plants are missing in sections. Mr. Hassick stated the wider the berm base the better to sustain tree growth. Mr. Pidcock stated that he would have the berm looked at.

Mr. Miller suggested the formation of a Community Advisory Panel. This panel would allow dialogue between the residents and the hospital, in that, they can grow to trust each other and work together. Mr. McKitish believed this would be a great way to co-exist.

Building setbacks were discussed. Mr. McKitish expressed that a compromise needs to be made between the hospital and residents. Discussion ensued regarding a proposal of a 300 foot setback that would allow a visual buffer, three-story building and 200 foot wide parking strip with lightening.

Mr. Beck opened the floor for **public comment**.

Mr. Siuciak inquired if any eight-story building is being entertained and where it would be located. Mr. Pidcock stated that there are no plans to construct any eight-story buildings, however if built they would be flanked near Cedar Crest Boulevard and I78 with a 500 foot setback from the residential lines.

Ms. Bonnie Lauton, 3547 Pleasant Avenue, inquired if a berm of this size exists and would be available for their viewing. Mr. Pidcock stated that there is and will provide the township with location information.

Trail Expansion

Mr. Schmehl concluded the meeting regarding the trail expansion that would extend to the Lehigh Valley Hospital Campus. He stated that the recreation trail intended would go from Lehigh Valley Hospital to Fish Hatchery area connecting into the Lehigh Parkway Trail System. Mr. Schmehl offered that Lower Macungie has expressed interest in extending their trail system the length of Cedar Crest Blvd. He believes this could be a major regional link.

Mr. Schmehl advised that they are in the process of working on a cost estimate for the Salisbury portion of the one mile length trail system. The township will ask for a matching contribution for the trail system from Lehigh Valley Hospital. He stated that there will be difficulties in regard to the state grant because the Governor has proposed to eliminate this grant program. The state legislature must vote on the governor's budget, therefore the elimination is not definite. He reviewed the requirements of state grants and stated that it may be more realistic to do the project without this grant. He suggested that the township work crews construct the trail system, as did the City of Allentown, which reduces the cost tremendously.

In regards to zoning, Mr. Schmehl provided the first portion of the zoning ordinance with proposed changes noted. He asked the members to please review and note any questions or concerns that need addressing for the next regular scheduled Planning Commission meeting.

OTHER BUSINESS

None

ADJOURNMENT

On motion of Mr. Hassick, seconded by Mr. Schreiter, the Planning Commission voted 7-0 to adjourn the meeting. Meeting adjourned.