

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM  
July 10, 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; Mr. Tetterer, Township Engineer; 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. McKitish, seconded by Mr. Miller, the Planning Commission voted 7-0 to approve the June 12, 2012 Planning Commission Meeting Minutes as submitted. All in favor.

**1863 BLACK RIVER ROAD – Minor Subdivision/Lot Line Adjustment**

**Mr. Michael Zettlemyer proposes a Minor subdivision of Parcel #2, 1849 Black River Road, PIN #64162785837 as a means of conveying 1.955 Acres to Parcel #1, 1863 Black River Road, PIN #641683604814. Both parcels are developed with a Single Family Residence.**

Present Mr. William McCarthy, Esquire and Mr. Jay Musselman, PLS of Musselman Associates.

Mr. Musselman stated they are presenting a lot line adjustment between two properties owned by Mr. Zettlemyer. Mr. Musselman gave a brief history of how the land was purchased and how they would like to have it subdivided. The proposal is to turn three tracts of land into two deeds. The 2.373 acres of tract will remain as is. The additional tract, with the proposed lot line adjustment, will then be 2.9 acres of land. Mr. McCarthy stated the potential will be the possibility to sell a lot and provide a new deed and access area.

Mr. McCarthy stated that a road maintenance agreement is in place to avoid neighboring conflicts. The maintenance agreement states that each party would pay 50 percent of the road maintenance when if the properties are sold.

Site distance and driveway design was discussed. They will replace about 130 feet of the driveway.

The two requested waivers refer to natural resources and steep slop delineations, Section 7.3.C.1, Contours and Section 7.3.C.2-8, shading delineations of natural features. The plan proposed states that they are not creating any new building lots but adjusting the property lines for the two existing homes. The homes each support their own well and septic. The only grading done is when the driveway is constructed. There will be no steep slope disturbance.

Mr. Tetterer reviewed his letter and stated that the proposed plan has met his requirements excluding a few minor changes that he reviewed for correction. He will review the plan to clarify that the plans were changed properly.

**On motion by Mr. Schreiter, seconded by Dr. Licht, the Planning Commission voted 6-0-1 to approve the requested waivers provided by Mr. Jay Musselman in the July 10, 2012 correspondence.**

**On motion by Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voided 6-0-1 to accept conditional approval of the Lot Consolidation Plan subject to any conditions stipulated by the Township Engineer and Township Zoning Officer and also in compliance with Federal, State and Local regulations.**

**3110 FISH HATCHERY ROAD –Lot Consolidation Plan**

**Mr. Dexter Baker proposes Lot Consolidation(s) of the Deer Run Subdivision for Lots 1 through 7 and Lot 12 along with the area known as Deer Run Lane.**

Present was Mr. James Rothdeutsch of the Pidcock Company.

Mr. Rothdeutsch gave a brief history of Mr. Baker’s 1994 purchase of acreage that proposed a 12 lot subdivision, known as Deer Run Subdivision, located along Fish Hatchery Road and S. Cedar Crest Boulevard. Mr. Baker owns lots one through seven plus lot 12. Mr. Baker would like to consolidate the undeveloped parcels as one tract of land. The acreage for this tract of land, after consolidation, would be 14.9 acre’s.

There was no road dedication for these specific parcels. However, the plan states there was a dedication along Briarwood Lane and Fish Hatchery Road, which will remain.

Mr. Tetterer highlighted his review letter dated July 3, 2012. He addressed Item #2, the final lot building setback lines need to be shown on the plan. Mr. Tetterer stated there would be no engineering objection to grant this waiver. Once completed and approved, Mr. Tetterer recommends engineering approval of the lot consolidation.

Mr. Rothdeutsch stated he has received Lehigh Valley Planning Commission (LVPC) review letter dated July 6, 2012 with no exception.

**On motion by Mr. Schreiter, seconded by Mr. McKitish, the Planning Commission voted 7-0 to accept the waiver request from The Pidcock Company; letter dated June 14, 2012 with respect to Article 7.7. C.2.K.3 for the requirement that building set back lines is shown. All in favor.**

**On motion by Mr. Schreiter, seconded by Mr. Hassick, the Planning Commission voted 7-0 to accept approval of the Lot Consolidation plan for Deer Run Subdivision subject to all compliance with local zoning, federal, state and municipal regulation and in conjunction with compliance with the letter prepared by Keystone Consulting Engineers from July 3, 2012 and other correspondence from the Zoning Officer.**

**URDC REVIEW OF AMENDED/REVISED ZONING ORDINANCE**

**Section of Part 1; Part 6 Off Street Parking and Loading; Part 7 Signs; Part 8 General Regulations; Part 9 PRD; part 10 HCO zoning; Appendix A Airport Approach Regulations.**

Present was Mr. Charles Schmehl of Urban Research Development Corporation (URDC).

Mr. Schmehl opened his presentation with the changes to the Zoning Ordinance. There are several components to zoning and additional requirements for specific uses. He provided a new draft from last month’s meeting for review.

Mr. Schmehl addressed the Healthcare Overlay District and the technical revisions completed by The Pidcock Company. He reviewed these items and stated most changes were for clarification purposes. One item was healthcare commercial uses and what types of uses are suitable in a healthcare campus. It was suggested that drive-thru pharmacies and drive-thru banks are suitable. However, these uses would be allowed because it must be integrated into other uses of the hospital, it could not be a free standing building with its own entrance. Mr. McKitish expressed his concern with a bank drive-thru on a hospital campus. Discussion ensued and it was concluded that a pharmacy drive-thru and bank drive-thru would be a special exception. This allows the review of the project.

Mr. Schmehl continued inquiring which uses would be allowed in the transitional overlay, which is R2 areas east of the homes, closest to Fish Hatchery Road.

The floor was open for **public comment**.

Ms. Adele Clemmer, township resident and former commissioner, expressed a few comments and concerns in regards of allowing a bank drive-thru and/or pharmacy drive-thru. Per her research, if this is allowed the hospital

overlay zone would then become a commercial zone because it will be allowed by right, what Salisbury Township only permits in commercial zones. Therefore, it allows any type of commercial building attached to the end of a hospital 500 feet from an R2 zoning district.

Mr. Charles Clemmer, 3619 Sunset Avenue, expressed great concern in regards to the proposal of allowing drive-thru services at the hospital. He feels as though the township consultant more with the township officials than with the hospital. He believes that all parties, including the surrounding residents, should be meeting with the consultant in regards to this location and proposal.

The landscaping, berming, buffering and street trees were discussed.

Mr. Dennis Harmon of The Pidcock Company, representing Lehigh Valley Hospital, stated that during the last meeting a few residents expressed using fencing also for a visual barrier with landscaping.

Mr. Harmon also expressed that the hospital has no intention of making their property commercial based.

Mr. Schmehl addressed signage, including heights and widths. Animated signs were discussed and Mr. Schmehl suggested rewording the language because there is a restriction on them. Mr. Hebelka inquired how to define some of the buildings in the complex. Mr. Schmehl stated each wall would be measured and it must be on the wall as the sign cannot extend above the roof. The members expressed their concerns for residential view. Mr. Schmehl proposed that any sign facing a residential area cannot be more than ten feet high off the ground.

Mr. McKitish stated that he would like documentation that specifically restricts maximum top of building heights measured from grade. He wants the township to be able to control sign visibility so it is less intrusive to the surrounding neighbors.

Ms. Adele Clemmer, 3619 Sunset Avenue, stated that the Kaysch Building Sign shines through her bedroom window and very disturbing. She asked that any digital sign be placed facing I78.

Mr. James Rothdeutsch of The Pidcock Company spoke in regards to the height of buildings. Mr. Beck expressed concern of building height in regard to the Medevac Helicopter coming to and from the hospital helipad. Mr. Rothdeutsch stated that the FAA prescribes clearance zones for approaches of helicopters.

Discussion ensued and it was inquired if the fire department can reach building height in the event of a fire. It was stated that fire ladders are built at 100 feet. However, the ladders are normally on an incline which gives them about 80 feet of height. Mr. Rothdeutsch stated that when communication was made with the fire department, they did not see any issue with an eight-story building. Ms. Sopka will clarify with the fire department personnel.

Mr. McKitish believes that the township is trying to compromise with Lehigh Valley Hospital and the neighboring residents, in that, the building height should be restricted to the existing height.

Mr. Schmehl addressed plan residential development. It was suggested that the development plan stay in effect specifically in a zone R2 location west of S. Cedar Crest Blvd. and south of Fish Hatchery Road. This land, which is owned by Lehigh Valley Hospital, is then there for apartment complexes if necessary.

Medical office parking was discussed. Suggestion was made based upon square footage, one parking space per 250 square footage of net leasable floor area. This is based on national studies and data collected in different office complexes in South Whitehall Township.

Political signs were discussed. Political signs are allowed; however, it is suggested to limit the size and location within reason.

Traffic studies were discussed. The suggestion is to have the township use an independent person to review the traffic study at the cost of the applicant.

Mr. Tetteimer stated that he provided the Planning Commission with a road studies letter, there was no inquiries regarding his letter; therefore, he believed what was provided was in agreement. Mr. Tetteimer stated that he believes his letter is significantly different than what has been proposed to the Planning Commission at this point. Mr. Schmehl stated that PennDOT approved the previous road improvements. Ms. Sopka asked the members to review the letter and meet regarding the zoning portion of the traffic studies.

Mr. Schmehl offered additional suggestions regarding the traffic study. He stated that any future land development shall have an updated traffic study and that PennDOT also has the ability to require offside improvements.

Mr. Tetteimer and the Planning Commission will be provided with full copy of the traffic studies with the summarization.

**OTHER BUSINESS**

None

**ADJOURNMENT**

The Planning Commission voted to adjourn the meeting. Meeting adjourned.