

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM**

**August 12, 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, Hebelka, Hassick and McKitish; Ms. Sopka, Director of Planning & Zoning, Attorney Ashley, Township Solicitor and Mr. Tettermer, Township Engineer. Commissioner Beck was excused.

**CALL TO ORDER**

Mr. McKitish called the meeting to order.

**APPROVAL OF THE MINUTES**

On motion of Mr. Hassick seconded by Mr. Miller, the Planning Commission voted 6-0 to approve the July 8, 2014 Planning Commission Meeting Minutes as submitted. All in favor.

**Continue review of Amended Zoning Ordinance.**

Present was Attorney Timothy Siegfried, Esquire and Mr. James Rothdeutch of the PidCock Company both representatives for Lehigh Valley Health Network (LVHN).

Ms. Sopka started the continued review of the zoning ordinance. They discussed recommendations, regulations and limitations of the applicability of woodland protection for the LVHN overlay district; tree removal and buffer criteria, tree planting and restoration; berms located on the side of the residential neighborhood.

It was noted that the provisions of section 516.10, Item #4 shall not apply when referenced to the open space plan. All the members are in agreement.

Ms. Sopka stated the members requested the review of the concept of an open land as referenced in the healthcare overlay. Mr. Tettermer offered criteria and addressed the two primary things, one should be considered as part of this open space and secondly, the Ordinance proposes 20 percent of site will be open land plan the rest is basically fair game as far as impervious surface. Mr. Tettermer stated that LVHN is proposing 20 percent open land which includes the berm and detention basis, etc. That is 80 percent impervious surface over the entire site. In that, it leaves LVHN with roughly 14 acres of open land. It was noted that the stormwater is also part of the open land not open space.

Discussion continued regarding the difference between Open Space versus the proposed Open Land Plan that will incorporate 20% of the total property which would equal approximately 20 acres of land within the Health Care Overlay district. The Open Land Plan may incorporate various landscaped buffers, landscaped berms, stormwater management ponds, vegetated or landscaped non-paved areas as well as courtyards and a host of recreational facilities.

Mr. McKitish indicated the total site would incorporate 80% impervious and 20% of the site pervious. Discussion continued regarding percentages of open space relative to the proposed uses. The townships' purpose is to consider protections of surrounding areas by incorporating guidance that incorporate vegetative areas to prevent heat islands while also adhering to storm water requirements and the necessary landscaped buffering of the residential area. Representatives from the hospital indicated the overlay district does reference 80% maximum impervious and 20% pervious area over the entire site as referenced in section 1004.5 of the Ordinance.

Attorney Siegfried addressed the Planning Commissioners by reiterating the commitment of the LVHN to construct the landscaped berm as a means to protect the residential properties. Previous agreements and negotiations occurred between the residents and the Hospital regarding solutions toward separating the hospital from the residential properties such as the proposed berm which is part of the Open Land Plan. Additional discussion included parking lot setbacks of 100 feet from the berm and clarification of Open Land Plan, pervious and impervious percentages over the entire hospital site.

Ms. Sopka asked for clarification of 1005.1 Open Land Plan requirements that include a path system that would incorporate parking lot islands less than 18 feet in width and would not be counted as open land. Mr. Rothdeutsch indicated the campus currently has a path system that will ultimately be incorporated into the Open Land Plan.

Mr. Tetterer referenced revisions section 603.7.C of the Ordinance, all Planning Commissioners agreed to the revision. Mr. Tetterer referenced revisions to section 603.8, all Planning Commissioners agreed to the revision.

Mr. Miller made recommendation to define parking structures since they are referenced in Section 603.8 or the Ordinance.

Ms. Sopka addressed current changes to the Wireless Broadband Collocation Act and the potential to amend our current ordinance to comply with federal regulations.

Ms. Sopka polled the planning commissioners regarding the final review of the Draft Zoning Ordinance. It was recommended to make the changes, submit the final changes to URDC for their review and recommendations. The Planning Commissioners requested one more review of a final document. Hard copies are requested to help with the review.

Mr. Agonis inquired to the property along Mosser and East Texas that incorporates about 7 acres. Inquiry was to location as which part is Salisbury Township or South Whitehall. Ms. Sopka indicated there is a restrictive covenant on the Salisbury Township portion of the property.

## **OTHER BUSINESS**

## **ADJOURNMENT**

On motion by Mr. Schreiter, seconded by Mr. Hassick, the Planning Commission voted to adjourn the meeting. All in favor.