

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM**

**November 9, 2011**

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. Also present were Ms. Sopka, Director of Planning & Zoning and Mr. Soriano, Township Manager. Commissioners Hebelka and McKitish were not (excused) present.

**CALL TO ORDER**

Mr. Beck called the meeting to order.

**APPROVAL OF THE MINUTES**

On motion of Mr. Licht, seconded by Mr. Hassick, the Planning Commission voted 4-0 to approved the October 11, 2011 Planning Commission Meeting Minutes as amended. All in favor.

**COMPREHENSIVE PLAN UPDATE**

Present were Mr. Charles Schmehl, Mr. Thomas Palmer and Mr. Bryan Cope from Urban Research Development Corporation (URDC).

Mr. Schmehl provided new draft updates under transportation plans, access management protection, hydrology and community development for gateways.

Ms. Sopka stated that Mr. Hebelka provided a series of items to convey. Mr. Hebelka coordinated through Ms. Sopka the additional information and changes to be amended. Ms. Sopka reviewed and Mr. Schmehl will address.

Additional comments and inquires were made regarding the draft. Ms. Sopka also addressed Route 145 and Emmaus Avenue as residential and commercial property areas. Mr. Soriano recommended that the mapping be consistent by labeling all surrounding municipalities. Ms. Sopka stated that Franko Park should be included as passive recreation.

Agriculture preservation zones were discussed and what would be required for that district. Ms. Sopka stated that the township does not have much agriculture in its identity and would like to see more noted. Mr. Palmer stated that the township needs to consider joining with surrounding municipalities that have the contiguous land. Ms. Sopka inquires about land that is not contiguous, e.g., farm lands. Mr. Palmer believed it would be a good idea for the township to try and preserve land that is not contiguous land.

Ms. Sopka referenced the land use plans and stated that they are not defined, they are grouped in with conservation residential (CR). Mr. Schmehl suggested that Salisbury Township does not need a separate zoning district for agriculture; it can be incorporated and permitted in CR or R1 districts.

Ms. Sopka referenced the Federal NPDES Program and stated that the State Well Head Protection Program should be removed and noted as the State Source Water Protection Program per Mr. Hebelka. Mr. Hebelka will provide additional information regarding this and forward electronically to Ms. Sopka and URDC. Ms. Sopka stated that Mr. Hebelka noted to include information for the Act 220 planning because the Little Lehigh is on a list for investigation. Mr. Hebelka will be providing the terminology for this portion to URDC.

Mr. Schmehl produced reworded documentation on the Environmental Conservation Plan. Ms. Sopka stated that the rewording of the documentation loses clarity and value. Ms. Sopka stated that she would address and provide documentation to URDC.

Ms. Sopka referenced the recommendations for the establishment of buffers and setback distances from seeps, springs and wet lands in accordance with the NRI. Ms. Sopka believes that these recommendations should not be only development based but to also incorporate private land owners to authorize analysis of their site for incorporation into the NRI and to also update the official mapping.

Ms. Sopka referenced highland preservation and the funding incentives from a federal level that could be beneficial. She stated that she would like to see the Lehigh Mountain and South Mountain preservation overlay delineated in a GIS parcel and noted on the map.

Mr. Schmehl stated that a public meeting for the Comprehensive Plan needs to be scheduled. Mr. Schmehl would like to schedule the Planning Commission Public Meeting for January because it provides time to refine the plan and forward to Lehigh Valley Planning Commission (LVPC) for review. He stated that as part of the adoption process, the plan is also required to be sent to adjacent municipalities and the school district for their comment and review.

The next update was regarding Lehigh Valley Hospital. Mr. Schmehl stated that he has been in contact with Lehigh Valley Hospital staff and their representatives to address their zoning issues and concerns. He provided updated information on the districts and land use of the hospitals property. Mr. Schmehl stated that Lehigh Valley Hospital would like to have the flexibility to allow for long term planning. He reviewed provisions, setbacks, and height restrictions and discussed the hospital's land located near Fish Hatchery Road. He also reviewed sign provisions at the hospitals request. Ms. Sopka stated that she believes a meeting should be held with the hospital representatives and Planning Commission members separately to address concerns and future progress. The members agreed and communication will be made with Lehigh Valley Hospital inviting them to the December 13, 2011 meeting opening the doors at 6:30 p.m.

Mr. Schmehl concluded stating the public meeting will be held in January 10, 2012 at 7:30 p.m., with a 7:00 p.m. open house.

#### **OTHER BUSINESS**

#### **ADJOURNMENT**

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