

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM**

**December 13, 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 Licht, Schreiter, Hebelka, Hassick and Beck. Also present were Ms. Sopka, Director of Planning & Zoning and Mr. Soriano, Township Manager. Commissioners Miller and McKitish were not (excused) present.

**CALL TO ORDER**

Mr. Beck called the meeting to order.

**APPROVAL OF THE MINUTES**

On motion of Mr. Schreiter, seconded by Mr. Hassick, the Planning Commission voted 5-0 to approved the November 9, 2011 Planning Commission Meeting Minutes. All in favor.

**COMPREHENSIVE PLAN UPDATE**

Present were Mr. Charles Schmehl, Mr. Thomas Palmer and Mr. Bryan Cope from Urban Research Development Corporation (URDC), and Mr. Scott Pidcock of The Pidcock Company, representative of Lehigh Valley Hospital.

Mr. Pidcock expressed Lehigh Valley Hospital's appreciation for allowing them to have a voice in their future development and the use of the hospitals land. Mr. Pidcock started with the broad planning parameters for the Healthcare Overlay District contained in the documents for the Comprehensive Plan.

Mr. Pidcock gave an overview of Lehigh Valley Hospital. He provided an illustrated presentation with an aerial map of the hospital property. He provided suggestions in the footage setbacks and the heights of medical buildings surrounding the residential homes.

Mr. Pidcock stated, that prior to future projects considered by Lehigh Valley Hospital, the projects would be shared with the surrounding neighbors suggesting it be called a "pre-game survey". This survey is detailed project information related to future development. Mr. Schreiter stated that in the past, some homeowners claimed that blasting during previous hospital projects caused damage to their properties and were never resolved. Mr. Schreiter stated that he was called by residents to visit their properties to see the damage. Mr. Schreiter stated that they want to try and achieve a compromise so that both the hospital and neighbors can live in harmony.

Mr. Pidcock stated that the hospital wants to be sensitive to their surrounding residential neighbors. The hospital envisioned putting up visual barriers. The visual barriers would be constructed within the walking trail system that can be used by not only the hospital staff but the surrounding residents. The hospital is considering extending the walking trail system from Lehigh Parkway along the north side of Fish Hatchery Road to the hospital property. Mr. Schmehl stated that there may be a potential to submit a grant application to the State in April and is hoping that the hospital would match the grant that would fund the proposed trail. Mr. Pidcock stated that the hospital is considering building a 10 to 12 foot high berm topped with plantings which provides the additional height along the R2 district area that is close to the existing homes.

The HealthCare Overlay District includes a large tract of the hospital property in the township that is zoned R2. This district would facilitate the hospital from having to go before planning and zonings request for special exception uses and variances for, what is what they consider, minor changes. The district would also allow buildings up to eight stories.

Additionally, Lehigh Valley Hospital would like the overlay district to apply to the Cedar Crest Professional Park in hopes that it encourages reinvestment in that area. However, the overlay district would not include an area closest to

existing homes southwest of the hospital which will remain a R3 district. This R3 district area only permits three-story buildings that must be 200 feet from the residential lots; again the visual barriers would be in the R2 district that is close to the existing homes.

Mr. Schmehl inquired if zoning allows additional square space for development, has Lehigh Valley Hospital given any thought to the next phase of road improvements, considering all road improvements have been completed. Mr. Pidcock stated that PennDot approved the road improvements installed, which has more capacity in them than what is actually required. However, one improvement may be to extend Cedar Crest Boulevards two lanes beyond Fish Hatchery Road where it tappers to a single lane.

Mr. Pidcock stated the hospital would like to add a digital changeable sign along I78 near the Salisbury Township and South Whitehall Township border to alert motorists of the Lehigh Valley Hospital's Cedar Crest exit. Mr. Schmehl inquired if an analysis could be done to show at what height the sign would not be visible from the nearest house located on the south. Mr. Schreiter expressed that he does not want the signs red lights in any residents home.

Mr. Hebelka inquired if the surrounding municipalities have had any comments or concerns regarding the hospital's considered plans. Ms. Sopka stated that it is still in the drafting state for the overlay zone. Mr. Schmehl stated that the plan must go to the adjacent municipalities for review.

Mr. Schmehl stated that they are completing the revisions to the comprehensive plan draft text. Mr. Cope stated that the corrections/comments provided at the last meeting were incorporated into the plan. Pertaining to the Act 220 State Water Plan, Mr. Hebelka inquired if the plan could mention the fact that, in the past, the Little Lehigh Watershed was being investigated due to many reasons; however, at this time it is on a watch list.

Mr. Schmehl stated that they are starting with the next draft of the plan and recommends that it be placed on the townships website. He clarified that the open house is scheduled for Tuesday, January 10, 2012 at 7 p.m. and start the meeting at 7:30 for presentation. They discussed advertising and a possible snow date as this meeting is important because it is seeking input from township residents.

#### **OTHER BUSINESS**

None

#### **ADJOURNMENT**

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