

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

**7:30 PM
May 12, 2015**

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.

CALL TO ORDER

Mr. Beck called the meeting to order.

ROLL CALL

Glenn Miller
William Licht
Richard Schreiter
James Brown (excused)
Richard Hassick (excused)
Stephen McKitish (excused)
Charles Beck
John Ashley, Township Solicitor
David Tettermer, Township Engineer
Cynthia Sopka, Director of Planning and Zoning

APPROVAL OF THE MINUTES

On motion of Dr. Licht, seconded by Mr. Miller, the Planning Commission voted 4-0 to approve the April 14, 2015 Planning Commission Meeting Minutes as submitted. All in favor.

1561 Seidersville Road Minor Lot Subdivision

Review the proposed Preliminary/Final Plan for a Minor Lot Subdivision of 1561 Seidersville Road. The property is located in the CR Conservation Residential Zoning District.

Present was Mr. Mark Kijak, Owner and Mr. Edward Schlaner, P.E., P.L.S of Martin H. Schuler Company.

The Preliminary Plan proposes to subdivide one existing residential lot into two resident lots. The project site is located at the apex of Hillcrest Road that terminates at the property and also along Seidersville Road. The site was previously referenced as Wiley House. The project incorporates the proposed subdivision of 1561 Seidersville Road, Bethlehem into two parcels: Parcel 1 would equal 2.55 Acres and Parcel 2 would equal 4.303 Acres. The New Zoning Ordinance provided several properties located on steep slopes to be rezoned such as the 7.3 Acres referenced as 1561 Seidersville Road. The parcel was previously zoned as R-4 Medium Density Residential however it was rezoned to C-R Conservation Residential.

Mr. Tettermer highlighted his review letter dated May 6, 2015. The following items for review and discussion consists of the following: Developer providing the Net Buildable Site Area determination, steep slope disturbance, grading and drainage, erosion control matting, appropriate steep slope plantings, appropriate sight triangle restrictions, existing contours within 100 feet, existing and

required cart-way width, the proposed turn around does not meet cul-de-sac street turn-around requirements at the end of Hillcrest Avenue, proposed municipal sanitary sewer design, proposed municipal water design, storm water drainage, infiltration basin, sidewalk and curbs, existing right-of-way, and utility easements.

A variance may be required in regards to the area of earth disturbance.

In conclusion, until all items are satisfactorily addressed, they would not recommend engineering approval of this Preliminary Subdivision Plan.

Ms. Sopka highlighted her review letter dated May 7, 2015. The application for the site plan review references the site to be zoned Medium Density Residential (R-4) however during the course of the update for the new zoning ordinance several properties were reviewed and updated such as 1561 Seidersville Road, Bethlehem which was rezoned to Conservation Residential (CR). The site has variable zones of slopes that range from 8 % to 25% or even greater.

There were several items referenced in the correspondence from Mr. Tettemer's letter dated May 6, 2015 that requested the Zoning Officer and Planning Director's comments and concurs with his recommendations. Ms. Sopka stated that the Site Capacity Analysis shall be provided by the developer in totality. Regarding the area of disturbance for each Lot, she agrees that this information needs to be transposed on to the sheet that references the variation slopes and should provide guidance on the amount of disturbance occurring, including the disturbance of the construction area.

Ms. Sopka stated that she has concerns over public sewer and public water provided to the properties. She stated she is not aware of modifications allowing additional connections to the sewer lines with the City of Bethlehem Sewer Authority.

Concerns were expressed that this project would worsen the alleged stormwater runoff problems along Seidersville Road. Residents, Mr. and Mrs. Bryan Pajanoski, live off of Seidersville Road stated that there are existing stormwater runoff problems. The water that comes off of this property proposed for construction, now floods across their driveway. In the winter months, this water freezes and causes icy road conditions.

On motion of Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voted 4-0 to table the proposed preliminary-final plan for a minor lot subdivision. All in favor.

Review the Zoning Ordinance regarding Honey Bee Regulations as referenced in the New Zoning Ordinance section 403.4.K.11 PETS AND ACCESSORY ANIMALS, KEEPING OF.

This is permitted by right accessory use in all Districts. Item (11) deals with honey bees " Any area used for the keeping of bees shall be setback a minimum of 30 feet from all lot lines, from any dwelling (other than the residence of the keep of the bees) and from any street right-of-way. If the bees are kept within 60 feet from such lot line, dwelling or right-of-way, a solid 6 feet high fence shall be placed between the bee-keeping area and such features. Such fence is not intended to be a complete enclosure."

The Township residents who are involved with Honey Bee Keeping have approached the Board of Commissioners for guidance on amending the current New Zoning Ordinance regarding the wording for Bee Keeping. Mrs. Norma Cusick and Mr. Steve Finke, President of the Lehigh Valley Bee

keepers Association have offered to provide guidance regarding zoning relative to the USE of BEE KEEPING.

Mr. Finke made recommendations. Ms. Sopka will incorporate his recommendations and identify the appropriate location where it will be referenced in the Zoning Ordinance. The recommendations are more practical. The will be no longer noted as the keeping of pets but as a residential accessory.

Mr. Randy Soriano, Salisbury Township Manager sent a correspondence dated April 29, 2015 indicating the jurisdiction of revising text on the matter of BEE KEEPING should be addressed at the Planning Commission.

Attorney John Ashley has also provided guidance regarding the amendment to the BEE KEEPING ordinance as referenced in his correspondences dated: April 27, 2015, April 28, 2015 and May 4, 2015.

Attorney Ashley did advise that this may be considered as an accessory use to the residential area.

OTHER BUSINESS

NONE

ADJOURNMENT

The Planning Commission voted to adjourn the meeting. All in favor.