

**TOWNSHIP OF SALISBURY  
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION  
MEETING MINUTES**

**7:30 PM**

**April 12, 2016**

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

Richard Hassick

Stephen McKitish

Charles Beck

John Ashley, Township Solicitor

David Tettermer, Township Engineer

Cynthia Sopka, Director of Planning and Zoning

**APPROVAL OF THE MINUTES**

**On motion of Mr. Licht, seconded by Mr. McKitish, the Planning Commission voted 7-0 to approve the February 9, 2016 Planning Commission Meeting Minutes as submitted. All in favor.**

**Southbury Park – Final Plan**

Review the Final Plan of the 2008 land development of Southbury Park in conjunction with the consolidated 2015 land development. The issue of reducing the amount of street lights has been addressed along with the reduction of shrubs along the storm water basins. These items are currently referenced on the updated site plan regarding the partial waiver to allow the reduction of street lights and the deferral to installation of plantings along the storm water basins.

Present was Mr. Myron Haydt, owner.

Mr. Tettermer highlighted his review letter dated April 6, 2016. There are three items he reviewed for comment and discussion. The first item was the street lighting that is required to be installed in all subdivisions. The approved Final Plan requires 8 street lights to be installed and the developer requested a waiver to remove the street lights at the intersection of Abby Road and Sonoma Drive which was removed as part of the previously approved on the Southbury Park Lot Consolidation Plan.

The second item was a requested waiver for fencing and landscaping around the detention pond. Fencing is provided around the storm water management basins 1 and 2 on Lot 1. The developer is requesting a waiver to not construct landscaping is approved; it is recommended the waiver be revised

to a deferral. Mr. Tetterer stated that the waiver and deferral notes should be revised to the Board of Commissioners as the approving body.

**On motion of Mr. Schreiter, seconded by Mr. Miller, the Planning Commission voted 7-0 to make recommendation to the Board of Commissioners to accept or consider approval the waiver subject to SALDO Section 10.14.A, street lighting and additionally, the approval of the deferral subject to SALDO Section 10.10.B.2(G) for fencing around the detention pond with installation of a buffer yard. All in favor.**

**On motion of Mr. Schreiter, seconded by Mr. Hassick, the Planning Commission voted 7-0 to make recommendation to the Board of Commissioners to consider approval of the Amended and Consolidated Southbury Park Land Development Plan dated March 18, 2016. All in favor.**

**3111 LEHIGH STREET, ALLENTOWN PA - PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR DUNKIN DONUT**

Review the Preliminary/Final land development plan proposed for Dunkin Donut which is located in the General Commercial (C-3) Zoning District.

Present Mr. Brian Gazda, P.E. c/o Lehigh Engineering Associates and Ms. Andrea Trainer of Dunkin Brands, Inc.

Mr. Tetterer highlighted his review letter dated April 6, 2016. The proposed development would include 2,000 Square feet and 16 parking spaces. The proposed use is a special exception. The Zoning Hearing Board granted the special exception at the December 1, 2015 meeting.

Mr. Tetterer reviewed that any future plans should meet the minimum plan preparation requirement of SALDO 5.3 and be noted on the Plan. The following items need to be shown on the plan and how they will be addressed prior to construction: there are four existing structures and a tent on the property that needs removal, existing gas line and valve, the existing water lateral and valve for the new water lateral, sanitary lateral and clean-out for the new sanitary lateral, construction details for work within the right-of-way, and construction pertaining to public water and sewer system and facilities.

The storm water related comments for the project proposes slopes of up to approximately 1 foot horizontal to 1 foot vertical and 2 feet high along the south parking area, down spouts, pavement and curbing to verify the direction of storm water flow, proposed 374 contour across the concrete pad at the menu board needs revision, floor elevation needs revision, drainage analysis, sidewalks, and street trees.

Ms. Sopka highlighted her review letter dated March 28, 2016. The project involves development of land owned by MAPENN located in Irvine, California. The site previously housed the Jiffy Lube which was destroyed in a fire.

The project classified as a Fast Food Restaurant, the project must comply with Section 27-402.1,ZZ requires dumpster screen and waste containers, maximum of two outdoor menu boards with a maximum sign area of 40 square feet if drive through service is provided. A drive through use shall be designed with an adequate number of spaces for waiting vehicles. Traffic circulation needs to be clearly marked, including a stop sign at the exit stating right turn only.

Ms. Sopka reiterated the information provided by the Fire Inspectors memo of October 6, 2015.

Mr. Gazda stated that they met with PennDot in regards to the curved right turn only exit and asked that the exit be straighten out slightly because the median is close. The parking spots have also been shifted for a little more room for entering vehicles.

Snow plowing was discussed and concerned. Mr. Gazda stated that they have about 6 feet of space from the property. However, there are also additional spaces that can hold snow when plowing must occur and can be trucked out.

An Allentown resident that resides directly across the street from the proposed Dunkin Donuts that will be open 24 hours expressed her concern in regards to car accidents that occur when try to go around the median strip and the parking lot/building lighting.

The Dunkin Donuts sign was discussed. It will be a regular pylon lite sign that does not rotate.

Mr. Gazda stated that they will make the plan revisions as recommended by Keystone Consulting Engineers, including written waiver or deferral requests.

**On motion of Mr. McKitish, seconded by Dr. Licht, the Planning Commission voted 7-0 to accept the granted extension from April 7, 2016 review timeline to October 7, 2016 for the Dunkin Donuts Land Development Plan. All in Favor.**

**On motion Mr. McKitish, seconded by Dr. Miller, the Planning Commission voted 7-0 to table the Dunkin Donuts Preliminary/Final Land Development Plan. All in favor.**

**2451 PARKWOOD DRIVE, ALLENTOWN PA – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN AND LOT CONSOLIDATION PLAN**

Review the Preliminary/Final Land Development plan and Lot consolidation plan for the purpose to accommodate the construction of a proposed office building located in the C-1 Zoning District. The proposed office building will be constructed on the campus of 2451 Parkwood Drive.

Present Mr. Jeffrey Pidcock, P.E. c/o The Pidcock Company.

Mr. Tettermer highlighted his review letter date April 6, 2016. The Plan proposes a Lot Consolidation and a two story, 34,000 square foot building associated with parking expansion and related improvements. The existing site contains one existing office building.

Mr. Tettermer reviewed the following items for review: the 30 foot setback as oppose to the required 35 foot setback, Site Capacity Analysis, earthmoving activities, grading slopes, emergency vehicle accessibility, earthmoving activity, the required DEP approved planning module, water facilities, storm water runoff, side walk, and street trees. He also reviewed the items that would require waivers and/or deferral request that need to be submitted in writing.

Mr. Tettermer noted that since no public improvements will be dedicated to the township, a Public Improvement Agreement is not required.

Mr. Tettermer stated that the minimum setback is 35 feet, the developer is proposing 30 feet which the Planning Commission would need to grant a variance for this.

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

Ms. Sopka highlighted her review letter dated April 6, 2016. She concurs with Mr. Tetteimer's review letter. She stated that at this time they must comply with the current zoning ordinance that reflects the minimum 35 foot required setback. However, Ms. Sopka did some research and the recently adopted zoning ordinance shows the two numbers have been transposed, which may make the setback requirement a moot point. They will proceed with working on amendments to that issue and get it resolved.

The site capacity analysis is required since the parcels will be consolidated into one tract.

Ms. Sopka stated she agrees with Mr. Tetteimer's recommendations regarding construction in slopes greater than 25% to accommodate spray irrigation. No earth moving action is allowed on slopes more than 25 percent. A variance is needed for the proposed spray irrigation.

She also stated that copies of the plans shall be provided to the City of Allentown, Salisbury Police, Public Works and Fire Department.

Mr. Pidcock provided a presentation and advised that the project is planned for late summer with completion in the spring of 2017.

Mr. Pidcock stated and clarified that there is no earth disturbance planned in the steep slope area, therefore these provisions do not apply.

Mr. Pidcock referenced that the proposed spray irrigation that requires underground piping and advised that they were using hilly areas on the tract of land for irrigation, including the flat roof building with internal drains and downspouts, and this water is collected and piped to an underground system under the parking lot.

Mr. Pidcock stated that the plans have been reviewed by the Sargent Donald Sabo, Salisbury Township Police and Fire Inspector and he stated that the plan is acceptable.

**On motion of Mr. McKitish, seconded by Mr. Miller, the Planning Commission voted 7-0 to table the Parkwood Real Estate Preliminary/Final Land Development Plan. All in favor.**

Discussion on the proposed amendments to the Zoning Ordinance will be tabled until next month.

#### **OTHER BUSINESS**

NONE

#### **ADJOURNMENT**

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