

**TOWNSHIP OF SALISBURY
LEHIGH COUNTY, PENNSYLVANIA**

**PLANNING COMMISSION
MEETING MINUTES**

September 13, 2016

START TIME 7:30 PM

1. The Salisbury Township Planning Commissioners held a public meeting that was duly advertised in accordance with the Municipal Planning Code to address Zoning Amendments. A summary of the proposed amendments were presented below:
 - a. Include §306.3.Z Beekeeping permitted accessory use in all districts;
 - b. Amended §27-307.2 Table of Requirements for the C-1 Zoning District
 - c. Amended §27-403.4.M. Residential Accessory Building on a lot of one acre or less in a Residential District.
 - d. Amended §27-704.3 Special Sale Displays and the required permit fee.
 - e. Amended §27-704.4(c) Signs on mobile stands and the required permit fee.
2. Mr. McKitish closed the public meeting since there were no residents or other interested parties in attendance regarding the proposed amendments.
3. The regularly scheduled public meeting of the Salisbury Township Planning Commission commenced at the Township Municipal Building located at 2900 South Pike Avenue, Allentown, Lehigh County, Pennsylvania.

CALL TO ORDER

Mr. McKitish called the meeting to order.

ROLL CALL

Glenn Miller

William Licht

Richard Schreiter (excused)

James Brown (excused)

Richard Hassick

Stephen McKitish, Acting Chairman

Charles Beck (excused)

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. Hassick, the Planning Commission voted 4-0 to approve the May 10, 2016 Planning Commission Meeting Minutes as submitted. All in favor.

2907 EDGEMON DRIVE, ALLENTOWN, PA

Review the Minor Subdivision or Re-subdivision plan of 2907 Edgemont Drive and 2915 Edgemont Drive. Mr. Michael Houston, P.L.S. represented Arthur A Swallow Associates.

Mr. Tettermer highlighted his review letter dated September 7, 2016. He referenced two items to be addressed in his review. Mr. Tettermer indicated SALDO section 703.3.A through H should be shown on the plan since they address site contours, slope shading, high water table, water courses, flood plains, soil types, rock outcrops, and significant tree masses should be shown on the plan. A waiver to this section had been made in writing. The perspective of Mr. Tettermer indicated consideration for the scope of the proposed subdivision and indicated he would have no engineering objection to granting a waiver to this requirement.

Mr. Tettermer indicated all waivers and variances granted shall be listed on the plans. In conclusion when these items are agreed to and recorded, they would recommend engineering approval of this Preliminary/Final Minor Re-subdivision plan.

Ms. Sopka highlighted her review letter dated September 2, 2016. Ms. Sopka stated once this plan is finalized, it would require the property deeds to be amended for both properties and proof of recording is required. Ms. Sopka concurred with the recommendations of Mr. Tettermer.

Mr. Housten stated that the both property owners agreed to adjust the lot line to the existing fence line. They want to clean the property up.

Mr. McKitish reviewed the Salisbury Township Fire Inspectors, Mr. Dustin Grow, review letter dated August 30, 2016 recommendations.

On motion of Mr. Hassick, seconded by Mr. Miller, the Planning Commission voted 4-0 to approve the requested waiver dated August 18, 2016 to SALDO section 22-703.A through H relative to location of natural features to be provided within 100 feet. All in favor.

On motion by Mr. Hassick, seconded by Dr. Licht, the Planning Commission voted 4-0 to approve the Preliminary-Final Minor Re-Subdivision Plan associated with 2907 Edgemont Drive and 2915 Edgemont Drive. The Planning Commission provided conditional approval for the Re-subdivision Plan subject to any conditions stipulated by the Township Engineer's correspondence of September 7, 2016, the Zoning Officers correspondence of September 2, 2016, along with the recommendations provided by the Salisbury Township Fire Inspector's memo dated August 30, 2016 and compliance with all required Federal, State and Local regulations. All in favor.

3111 LEHIGH ST, ALLENTOWN, PA – DUNKIN BRANDS, INC
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

Review the Preliminary/Final Land Development plan for the proposed Dunkin Brands, Inc. located in the C-3 Zoning District.

Present was Mr. Brian Gazda, P.E. of Lehigh Engineering Associates, Inc.

The proposed land development of 3111 Lehigh Street Allentown PA is for the Dunkin Donuts located in the General Commercial (C-3) zoning District of Salisbury Township. The applicant also proposes the utilization of a drive through.

Mr. Tettermer highlighted his review letter dated September 7, 2016. A waiver request had been made in writing to combine the Preliminary and Final Land Development Plan. A deferral had been requested in writing regarding sidewalks along Lehigh Street and noted that a sidewalk deferral was granted to Kost Land Development. A deferral had also been requested in writing regarding street

trees at intervals between 30 and 40 feet, therefore four trees would be required and the plan show six new trees.

In conclusion, when all items are satisfactorily addressed or agreed to we would recommend approval of the requested waivers and deferrals, and engineering approval to the Board of Commissioners of this Preliminary/Final Land Development Plan.

Ms. Sopka highlighted her review letter dated September 9, 2016. She stated that a time extension is necessary as it must be presented to the Board of Commissioners. An extension to December 31, 2016 was suggested.

Ms. Sopka stated the proposed six Norway Maple trees are undesirable species according to our Street Tree listing therefore it would be more appropriate to replace the proposed Norway Maple tree with a more desirable species. Mr. Hassick made several recommendations for the most appropriate trees to be placed at the site. Mr. Gazda stated that if the deferral is not granted regarding the street trees, Dunkin Brands would consider donating four trees to be placed at another location within the Township as substitutes to the required street trees. The other two trees can be placed in the back of the building along the parking lot area for shade.

Ms. Gazda discussed the issue of stormwater drainage. Mr. Tetterer recommended that the storm drainage be kept at the Township right-of-way in the front, north side of the property along Lehigh Street because there are stormwater issues at the rear of the property. Mr. Tetterer recommended the creation of a new Stormwater inlet to be constructed as a means of capturing the Stormwater and keeping it within the Penn DOT right of way.

The Fire Inspectors letter dated August 30, 2016 was reviewed. It urges ensuring access lanes wide enough for firefighting, emergency equipment, accessibility at both sides of the building, the limitation of the buildings overhangs, that a right-turn only sign be placed at the exit, installation of a fire alarm and rapid entry Knox Box be installed.

Mr. McKitish reviewed the Dunkin Brands written requested waivers and deferrals consisting of the following: a waiver for the Preliminary/Final Land Development Plan separately, a deferral request for sidewalk installation and a deferral for street tree placement.

The members discussed sidewalk installation, stating there is no sidewalk in front of Kost Tires Service Center however there is sidewalk along Lehigh Street in front of the used car lot adjacent to the proposed Dunkin Donuts. Ms. Sopka stated that it is challenging to walk in the vicinity of Lehigh Street because the crosswalks are not properly delineated along the intersections of 31st St and Lehigh and also along 33rd St. and Lehigh. If PennDot were to delineate crosswalks in an appropriate manner, individuals would be able to navigate from one side of Lehigh Street to the other. At this time, any person who is riding a bike or walking takes their own life into the mercy of the drivers. Crosswalks should be provided by PennDot to assist with personal safety of those individuals who are walking or riding their bikes.

Mr. McKitish noted that it is a walk-up as well as a drive-through. Mr. Tetterer suggested, if any, to grant a deferral and suggest to the Board of Commissioners and the Police Chief that PennDot look into this area along Lehigh Street and perhaps crosswalks could be considered. Mr. Tetterer stated that you don't want to encourage people to walk along Lehigh Street.

On motion by Dr. Licht, seconded by Mr. Hassick, the Planning Commission voted 4-0 to approve the requested waiver of SALDO 3.2.A. 3., which requires the Preliminary and Final Land Development Plans to be submitted separately. All in favor.

On motion of Mr. Hassick, seconded by Dr. Licht, the Planning Commission voted 3-1 to make recommendation to the Board of Commissioners for an approval of the deferral to the installation of the sidewalk in accordance with SALDO Section 10.12. All in favor (with reservation per Mr. McKitish).

On motion of Dr. Licht, seconded by Mr. Miller, the Planning Commission voted 4-0 to make recommendation to the Board of Commissioners for an approval of the deferral for placement of four street trees along Lehigh Street in accordance with SALDO Section 10.16. All in favor.

On motion of Mr. Miller, seconded by Dr. Licht, the Planning Commission voted 4-0 to make recommendation to the Board of Commissioners to explore and request PennDot to undertake a pedestrian safety study, sidewalks and crosswalks on Lehigh Street between 31st Street and 33rd Street. All in favor.

On motion by Dr. Licht, seconded by Mr. Hassick, the Planning Commission voted 4-0 to make recommendation to the Board of Commissioners to approve the Preliminary/Final Land Development Plan for a new Dunkin Donuts located at 3111 Lehigh Street. All in favor.

On motion by Mr. Miller, seconded by Mr. Hassick, the Planning Commission voted 4-0 to accept the requested extension of review time from Dunkin Donuts until December 31, 2016. All in favor.

OTHER BUSINESS

NONE

ADJOURNMENT

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