

LEHIGH TOWNSHIP PLANNING COMMISSION

Minutes of February 10, 2025

Present: David Shulman, Chairman
Todd Rousenberger, Vice Chairman
Bill Jones, Secretary
Tim Bartlett
Cynthia Miller
Michael Corriere, Solicitor
Lori Lambert, Planning & Zoning Secretary
Mike Muffley, Township Engineer

Absent: Liz Amato, Zoning Officer

CALL TO ORDER

READING OF THE MINUTES

Cindy Miller made a motion to approve the minutes and waiver the reading of the minutes from the January 13, 2025, Planning Commission meeting. Bill Jones seconded the motion. All voted aye. Motion carried.

TIME EXTENSION

Tyler & Emily Landis, Wood Drive, Preliminary/Final Minor Subdivision; Expires: February 17, 2025, Extension request until: April 30, 2025

Joe Gruver from Benchmark Civil Engineering was present to represent this time extension. The State held up the planning module, a revised plan with the planning module has been submitted for the March meeting.

Todd Rousenberger made a motion to grant the time extension for the Tyler & Emily Landis preliminary/final minor subdivision until April 30, 2025. Cindy Miller seconded the motion. All voted aye. Motion carried.

Keith & Karen Hantz, Stagecoach Drive, Preliminary/Final Minor Subdivision; Expires: February 28, 2025, Extension request until: April 30, 2025

Brian Weidaw from Pany & Lentz was present to represent this time extension. The extension is being requested to address the last comments from the Township Engineer and LVPC.

Todd Rousenberger made a motion to grant the time extension for the Keith & Karen Hantz preliminary/final minor subdivision plan until April 30, 2025. Cindy Miller seconded the motion. All voted aye. Motion carried.

***Billy Carter, Magnolia Drive, Preliminary/Final Minor Subdivision;
Expires: March 9, 2025, Extension request until: June 27, 2025***

Mike Houston from Arthur A. Swallow Associates was present to represent this time extension. The grading has been analyzed per the request of the Township Engineer's previous comments and the requirements can be met; however, the client does not like the house locations. The client has requested that the proposed lot lines be revised, a redesign of the plan is in the process.

Todd Rousenberger made a motion to grant the time extension for the Billy Carter preliminary/final minor subdivision plan until June 27, 2025. Cindy Miller seconded the motion. All voted aye. Motion carried.

PLAN REVIEW

***Keith A. & Karen A. Hantz, Preliminary/Final Minor Subdivision;
Expires: February 28, 2025***

Brian Weidaw from Pany & Lentz and Keith Hantz were present to represent this plan.

A review letter dated February 10, 2025, has been received from the Township Engineer, Mike Muffley of Hanover Engineering. Brian Weidaw stated that the waiver requests; Item 1 and 2, were approved by the Board of Supervisors at their December 10, 2024, meeting. The minutes were provided; Mike Muffley will amend his review letter. Stormwater Management: Item 6.a. and 6.b., will comply with the 100-foot buffer for the proposed well on Lots 2 and 3. Item 5, in regards to the water quality volume; additional calculations have been run, a decrease in volume has been found. There is a decrease in rate and volume for this site post construction. Mike Muffley stated that the concern is that the runoff from the proposed dwelling on Lot 2 and the proposed driveway areas do not depict how the water quality volume is captured and treated. The LVPC will be reviewing this and they will have a chance to comment. All parties can come to an agreement on how to handle this requirement. Item 7, compliance will be shown in regards to recharge volume requirements. The remainder of the comments in the review letter pertain to the maintenance agreements and the recording of the plan. Mike Muffley stated that the only outstanding item pertains to stormwater and can be handled outside of a meeting; all other comments have been satisfied. This plan would be ready for conditional approval.

Cindy Miller made a motion to grant this plan conditional preliminary/final approval, conditioned upon the developer complying with the comments in the Township Engineer's review letter dated February 10, 2025, Item 5 and 7 under Stormwater Management to be resolved by the developer's engineer and the Township Engineer. Todd Rousenberger seconded the motion. All voted aye. Motion carried.

David C. Wasko, Riverview Drive Self Storage, Preliminary/Final Major Subdivision; Expires: June 30, 2025

Jason Buchta and Jeffrey Ott from Ott Engineering and David Wasko were present to represent this plan.

A review letter dated February 10, 2025, has been received from the Township Engineer, Mike Muffley of Hanover Engineering. Jeffrey Ott stated that the plan has been revised; the commercial development has been moved to the southern side of the property in order to avoid disturbing wetlands. There is no other subdivision being proposed. There are no issues with the comments in the review letter. The stormwater management design has been presented, infiltration testing has been completed, and there is a meeting with the Conservation District next week. Action Required: Item 1, the Board of Supervisors shall determine if curbing is required. SALDO: Item 11, the Planning Commission should discuss the recreation fee of \$24,000, in lieu of dedication. Jeffrey Ott requested that the Planning Commission consider waiving the fee; this facility will not put a stress on the Township recreation uses/facilities. Jeffrey Ott requested conditional preliminary/final approval of the plan.

Mike Muffley stated that the layout of the plan is not going to change, this plan has received Zoning Hearing Board approval for the special exception use, the conditions from said approval are listed on the plan, the sewage planning and storm sewer are in progress. It would be recommended that conditional approval be granted; all outside agency approvals and compliance with all the comments in the review letter would be required.

Dave Shulman questioned if the roadway leading to the camper storage is paved or stone. Jason Buchta stated that the drive leading to storage area and the storage area itself is stoned. Cindy Miller requested clarification on what is being stored. Jason Buchta stated it will be a combination of RV's, boats and campers. The total number of units is 325. The auto storage area will not contain junk vehicles. Mike Muffley will provide a note that shall be added to the plan pertaining to oil/contaminants in the building. Lighting is provided; a combination of wall mounted and pole lights. The site is gated, a card will be provided to emergency services for access. Todd Rousenberger questioned what the dash line on the plan is; it is not labeled in the legend

and should be clarified on the plan. He also questioned the radii and width of the driveway. Jeffrey Ott stated that PennDOT requested that the driveway be moved; due to avoiding some wetlands, the driveway was pulled to the south. Truck turning templates have been run for the largest vehicle entering the site and they do work. PennDOT did not require curbing. Mike Muffley stated that as long as the stormwater is being managed without the curbing there is no problem with not providing curbing within the development. Concrete bumper blocks are not proposed in the parking lot, the parking lot is paved and the parking spots are striped and has two lanes for traffic flow. The parking spots are angled in the storage area for campers. Tim Barlett questioned the two gates on the southwest corner. Jason Buchta stated that it is an area to dump snow when plowing. Dave Shulman stated that the Planning Commission does not recommend the waiver from payment of the recreation fee; they certainly can ask the Board of Supervisors. Jeff Ott questioned if the Planning Commission would consider open space. Dave Shulman didn't feel that the Board of Supervisors would want recreation space in the Industrial Zone but they can ask the Board of Supervisors. Todd Rousenberger stated that the grading behind the area marked RV/trailer repair parking stalls for approximately 22 vehicles, goes straight down. Jason Buchta stated that they provided a 10' area, graded to a slope of 2% beyond the edge so there is some buffer. More than likely a customer will not be parking their vehicle back there, it will be the owner parking the vehicles there until they are ready to be wrapped. Todd Rousenberger stated that this area should have curbing. Jason Buchta suggested a wood guiderail if there is a concern. Cindy Miller questioned the height of the fence. Jason Buchta stated that it is 8' high. Michael Corriere stated that the title report has been received and is acceptable.

Cindy Miller made a motion to grant this plan conditional preliminary/final approval, conditioned upon the developer complying with the comments in the Township Engineer's review letter dated February 10, 2025, it is recommended that curbing not be required anywhere on the project, the recreation fee of \$24,000 shall be required from the developer, Section 180-37.D(8) the proposed stone surface for the outdoor storage area be permitted and not be paved, the plan will be subject to the Township Engineer's approval of the stormwater management plan for the land development plan that is forthcoming. Todd Rousenberger seconded the motion. Cindy Miller questioned the stone area and isn't there a concern with potholes/erosion. David Wasko has the equipment to maintain the areas. Jeffrey Ott stated that if a customer feels unsafe coming to the facility, they will go somewhere else. It is incumbent upon the property owner to maintain it. An operations and maintenance agreement are also required. All voted aye. Motion carried.

GENERAL BOARD DISCUSSION

Ad Hoc Committee – Zoning/SALDO update

Cindy Miller stated that this is on the Board of Supervisors agenda tomorrow night, they are meeting with a representative from Pennoni. The Board will be taking a vote, they know this needs to move forward. We will be working on Pennoni's schedule and they requested that we sign a contract with them. Dave Shulman suggested that we cancel the February meeting until we know Pennoni's schedule. Lori Lambert should send a notice to the Committee that the February meeting is canceled. Cindy Miller questioned if we need to have the entire Ad Hoc Committee involved in all the meetings for review of the SALDO. Mike Muffley stated that the known issues will be provided to Pennoni from himself, Liz Amato and Lori Lambert. The Committee will be provided with what will be integrated into the updates. Dave Shulman stated that the past practices should be integrated. Mike Muffley stated there should be an initial meeting to discuss the topics of concern; then have the consultant work on the changes. Once there is a draft composed, that would be brought back to the Committee for review and go from there.

Cindy Miller stated that Jaendl is on the agenda for tomorrow night's Board of Supervisors meeting to provide an update on the project. Mike Muffley stated that some site characteristics have been changed, a technical review is required.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURN

Todd Rousenberger made a motion to adjourn. Cindy Miller seconded the motion. All voted aye. Motion carried.