

HANOVER TOWNSHIP, LEHIGH COUNTY  
PLANNING COMMISSION MEETING

June 18, 2019  
7:30 P.M.

Present: Paulus, Baillie; Bean; Trexler; Thomas; Susan G. Maurer, Esquire; Ryan A. Christman; Christopher Garges; Vicky Roth

Absent: Hawk; Al Kortze, P.E.

Attendance: 3

Approval of Minutes: April 16, 2019 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the April 16, 2019 Planning Commission Meeting and accept same as presented.

Thomas, Bean: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas stated that all correspondence is related to Agenda items.

New Business:

1. Preliminary/Final Land Development, Race St Building Addition, Broadway Equities LLC, 1830 E. Race St., Allentown, PA 18109 (Review and Recommendation)

Doug White introduced himself to the Board. He is with Van Cleef Engineering and represents Serfass Construction who is the owner of the property at 1830 E. Race Street, Allentown, PA 18109. The property is approximately 3.57 acres. At this time, Mr. White presented their proposal for this project. He submitted the plan for a Preliminary/Final with a waiver request. They are in receipt of a review letter from the Township's Engineers, Keystone Consulting Engineers. Chairman Thomas said they do not need to go through comment-by-comment, but would like Mr. White to go over any comments that concern him. Mr. White said they are ready to comply with everything in the Township Engineer's letter. There were a couple of items from the Fire Chief, Garren Knoll. Mr. White spoke with Mr. Knoll on the phone before issuing his comments and they are willing to work with him. At this time, he went over some of those requirements (i.e. fire lane, fire hydrants, etc.).

Mr. Thomas mentioned the letter relating to sewer from Catasauqua as well as from the Township which Mr. White included in his packet to the Board. Mr. Thomas asked Mr. White to explain why these two. Mr. White said they need a sign-off from both because their sewer conveyance line is owned by Hanover Township, but it drains to the Catasauqua Wastewater Treatment Plant. Ultimately, the wastewater will be treated in Catasauqua and once it leaves Hanover Township it will be in lines owned by the Borough of Catasauqua. Mr. White said they need signatures from everyone who is owning and operating the system for the planning module. Mr. Thomas also questioned the discrepancy in the number of employees. Mr. White replied that what they did as far as the plan is concerned is, they maxed out based on the number of parking requirements. When it came to the correspondence, they arrived at a different number. They will have to hammer out what that exact number is. It might be 20 employees and the sewage allotment will have to go up some. Mr. Thomas wanted to make sure he was clear in understanding and asked if the same issue would also apply to water or not. Mr. Thomas' guess is this wasn't addressed because the water is Bethlehem's issue. Mr. White replied, yes. He said if they have to change the request, they would also have to reissue those requests to get water, sewer and all the entities on board. Mr. Thomas wanted to clarify that the use of the buildings was intended to be warehouses. Mr. White asked Mr. Mathias Fenstermacher to reply. He said they are still putting together the specs, but it would probably be similar to New Castle that is next to them. Mr. White said they don't have an actual tenant lined up so they don't want to be limited. There are a host of industrial uses that are permitted and general warehousing as well. They can meet the parking requirement for either of these uses. Planning Commission Attorney Susan Maurer asked how soon are they really going to know what the use is going to be and what the number of employees is going to be. Ms. Maurer said until they get their hook into these two issues, there will be comments if they do or don't have enough parking. Ms. Maurer wanted to know if they come back before the Board next month will they know the answers to these issues by then. Mr. White said there could be a case where they could have both uses and both parking requirements listed on the plan. Christopher Garges, Township Manager, said they would be limiting themselves if they didn't list both cases. Mr. Garges said the two big issues they don't know about yet are PennDOT and Conservation District because the Township doesn't have any reviews back yet. Mr. White said they are meeting with the Conservation District tomorrow for an informal meeting to get the ball rolling. The HOP plans were submitted last Wednesday. Mr. Garges said he hasn't received anything and Mr. White said he would get him copies of what was submitted. Mr. Thomas said they are not going to let this go through as presented. They will have to come back to the Board. Mr. White asked if they could discuss the Waiver for Preliminary/Final Plan. Ms. Maurer said there are no legal issues with it and they normally do it anyway. Mr. White requested the

Board table this. They will do their homework and come back to the Board.

2. Middle Lloyd Street Rezoning, Changing a Portion of Zoning District from Limited Use to Planned Commercial (Review and Recommendation)

Mr. Garges said this is the first time in recent history that it is before the Board. This is Middle Lloyd which is in between Irving St. and Airport Rd. on the southside. The property is bounded by Airport, Middle Lloyd, American Parkway and Irving. Half of the property is in the City of Allentown and the northern half of it is in the Township. From a historical standpoint, this portion of the property that is the subject of rezoning used to be part of the Woodlawn Cemetery. A portion of this property was already changed from LU to PC in the early 2000s. At that time, the Township did not rezone the LU to PC where the cemetery was because the cemetery was still active. All the bodies have been exhumed from the cemetery and it is vacant land. There have been sketch plans before this Board as well as Council over the years. At one point, when this area that is the subject of rezoning requested to be rezoned there was an ordinance that was tied to it which at that time was called the Big Box Ordinance, which basically put a size limit on the amount of property that one needs to put a certain size commercial retail store, i.e. a Target or Wal-Mart type store. If you had a certain size store, you would need a certain size land to do that. Back in 2008, the Township got a request from the owner at that point to table it and the Township hadn't heard anything since. The new owner bought it under the assumption that the rezoning was done from LU to PC. When they actually looked through the records, they realized it was never brought across the finish line back then. Mr. Garges said he scheduled a Public Hearing before Council for July 17. The Municipalities Planning Code requires that the Township Planning Commission and Lehigh Valley Planning Commission must both review it. It has been submitted to the Lehigh Valley Planning Commission but have not received anything back from them. Mr. Garges said it is before the Board as a Planning Commission to make a recommendation to Council on the actual rezoning. Mr. Baillie mentioned that when this came before them awhile back some of the residents in the area were concerned with the water runoff and inundating their properties at the time. Mr. Baillie said he is concerned for those people and asked if there is something they can do for those people and should be taken under consideration. Mr. Garges recalls that when the residents were at the meeting there was a discussion regarding apartments on that commercial. This does not change that to allow apartments. This is just strictly the planned commercial. That district would not allow any residential. It's all commercial. That is what this change will do. Mr. Thomas said the planning process should address the runoff issue. Mr. Ryan Christman of Keystone Consulting Engineers commented that all developments must meet Act 167 and it will be controlled just like any other use. Ms. Maurer asked Mr. Christman if they can foresee that this is a problem that can't be

fixed through the planning process. Mr. Christman replied nothing that is over and allowable under Act 167 which has to be controlled. There should not be any more after than was before. Mr. Garges said they will have an opportunity to look at the intersection for improvements when it is developed.

Motion: I make a recommendation that Middle Lloyd Street Rezoning, Changing a Portion of Zoning District from Limited Use to Planned Commercial be presented to the Hanover Township, Lehigh County, Council for approval.

Thomas, Bean: Moved and Seconded

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Adjournment:

The meeting was adjourned at 7:52 P.M.

Respectfully submitted,

Patricia A. Paulus, Secretary  
Hanover Township Planning Commission