

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

March 19, 2024
6:30 P.M.

Present: Yoder, Steitz, Hawk, Nauroth, Rossi, Thomas; Melissa A. Wehr; Paul Harak, Esquire
Kevin Chimics, P.E., Vicky Roth

Absent: Engleman

Attendance: 5

Approval of Minutes: February 20, 2024 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the February 20, 2024, Planning Commission Meeting and accept same as presented.

Thomas, Yoder: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas stated that there are some correspondence before him this evening not related to matters on the Agenda and are available for review at the Township building during normal business hours.

General Business:

1. Preliminary/Final Land Development Review, Raising Canes Restaurant, 1836 Catasauqua Rd., Allentown, PA 18109 (Review and Recommendation) TABLED BY DEVELOPER
2. Preliminary/Final Land Development Review, Provident Group-Lehigh Valley Properties LLC, 3337 Airport Rd., Allentown, PA 18109 (Review and Recommendation)

Kate Durso, representing the Applicant, gave a quick overview on the timeline of the project. They resubmitted and received a new review letter from the Township Engineer dated March 11, 2024 and they have no issues with the review letter. The project includes a number of waivers to which the Engineer indicated he has no objection to the waivers.

The Chairman pointed out the LVPC review letter dated February 23, 2024 where there were a couple of comments in the letter that he would like a response on. Ms. Durso said regarding the traffic-related comments, they provided a trip generation letter to PennDOT. It doesn't require a formal submission. They submitted it and also submitted the airport master plan. They have not received formal comments to date. Their informal comments have indicated that they don't expect there to be a formal review process for this project given where it is located internally into the site

and the limited amount of traffic to be generated with it. Chairman mentioned that on the first page of the comment letter there was a comment that states, the LVPC strongly recommends an extension to the existing pavement marked pedestrian network be added leading from the hotel. David Wilson, CEO, stated they will provide striping and then a small section of sidewalk access to the existing sidewalk.

The Chairman pointed out LVPC recommends that a truck turning template or schematic developed to show how the largest emergency vehicle can access the site. Mr. Wilson said they submitted truck turning, fire truck turning plans to the Township and the airport's fire department. They have not received any new comments objecting to the site layout. They also provide loading spaces at the rear of the hotel for small box trucks which is the typical truck size for deliveries to a hotel.

Mr. Wilson stated there is an existing large transportation hub with a bus stop. Ms. Durso said LANTA is not proposing any extension directly to the hotel site. They have the sidewalk down to the transportation hub. It is a substantial bus hub and located right within the airport area and will have a shuttle service from the hotel to the airport. Ms. Durso stated that this plan covers both Phase I and II. Discussions ensued.

The Chairman is bothered by the number of comments and waivers that they are reviewing. Ms. Durso stated this is a unique situation because it is within the confines of the airport. As far as the review comments themselves, the comments are pertaining to outside agencies and typical things that one would do following plan approval. There are a couple items that require drafting. The Engineer said there are 16 waivers and 12 of those have to do with features within the site. There are a total of 21 comments; one Zoning and 20 SALDO related. Eight of these comments are outside agencies, i.e., conservation district, water department, the city, PennDOT. Six of the comments are administrative, i.e. the improvements agreement, stormwater agreements, paying any bills due. Four of those are signing and sealing certain notes and certification blocks. Our engineering comments are just some tweaks to the stormwater design and the sanitary design and the other is a drafting error on the plan.

Motion: I recommend Preliminary/Final Land Development Review, Provident Group-Lehigh Valley Properties LLC, 3337 Airport Rd., Allentown, PA 18109 as presented and subject to the conditions and both the March 11 letters and that they address the LVPC concern regarding pedestrian access and address any and all fire hydrant concerns from the Airport and Building Code requirements.

Thomas, Hawk: Moved and Seconded

Unan.

Motion: I recommend Council approve the waivers requested by the Applicant.

Thomas, Hawk: Moved and Seconded

Unan.

Adjournment:

The meeting was adjourned at 6:59 P.M.

Respectfully submitted,

Sharon Steitz, Secretary