

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

February 20, 2018
7:30 P.M.

Present: Baillie; Paulus; Thomas; Hawk; Bean; Susan G. Maurer, Esquire; Al Kortze, P.E.; Vicky Roth

Absent: Tocci; Trexler

Attendance: 3

Approval of Minutes: January 16, 2018 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the January 16, 2018 Planning Commission Meeting and accept same as presented.

Bean, Paulus: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas acknowledged receipt of a copy of a letter from the Lehigh County Conservation District dated February 9, 2018 concerning the Primo Enterprises, L.P. – Proposed Expansion. He stated the letter is available for public review at the Township office during normal business hours. All other correspondence is relative to the item on the Agenda.

New Business:

1. Preliminary/Final Land Development Approval, LNAA Hangar, Lehigh-Northampton Authority, 3311 Airport Road, Allentown, PA 18109 (Review and Recommendation)

Mr. Mark Chambers and Mr. Jon Donahue appeared before the Board as well as Ryan Meyer from the Airport Authority to discuss and present the proposed plan to the Commission. Mr. Chambers presented drawings of the proposed hangar consisting of a 50,000 square foot hangar as well as a 3,000 square feet of offices to be located off of Hayden Circle and adjacent to Hangar 10. The drawings also showed a new apron being constructed which would connect both Hangar 10 and the new proposed hangar. There would also be approximately 40 additional parking spaces available to the new hangar. This would hold three large planes basically the size of a gulf stream plane. There would be five office spaces at this location as well as a lobby and a planning

area. It would also have overhead doors on the hangar for deliveries, etc. It was mentioned that the Developer has filed for his NPDES Permit for storm water discharges with the Lehigh County Conservation District for their review. They would be tying into existing utilities; however, some utilities would need to be relocated such as the underground electric service. This hangar would be catering to the business aircraft.

Attorney Maurer questioned the Developer as to what they felt they would like to achieve in this meeting. The answer was to achieve a preliminary/final land development recommendation. Chairman Thomas stated there are a myriad of drafting issues, some are small and some are quite substantial such as the storm sewer comments as well as the sanitary sewer comments in Mr. Kortze's review letter dated February 15, 2018. He was concerned with recommending approval at this time and he felt a revised plan was needed. The Township Engineer questioned how much daily traffic would come from this land development and Mr. Chambers answered there would be less than 40 trips a day. There would be approximately one dozen trips a day even though there are 40 parking spaces available. Mr. Kortze stated this would have a minimal traffic impact in the Township. He also apprised the Developer that they needed to submit in their drawings name and addresses of the record owners, signed and sealed by a registered engineer, the location of the key map needed to be added to the plan and tax map lot and parcel information needed to be added to the plan as per Hanover Township SALDO requirements. After further discussions with the Commission, the Chairman advised the Developer he felt this plan needed to be tabled and questioned the Developer whether they agreed. The Developer informed the Planning Commission that he wished to table this plan at this time and would resubmit a revised plan for the upcoming March 20, 2018 Planning Commission Meeting.

Adjournment:

The meeting was adjourned at 7:51 P.M.

Respectfully submitted,

Patricia A. Paulus, Secretary
Hanover Township Planning Commission