

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

September 20, 2016
7:30 P.M.

Present: Baillie; Bean; Hess; Paulus; Thomas; Trexler; Susan G. Maurer, Esquire;
Sandra A. Pudliner; Vicky Roth

Absent: 0

Attendance: 3

Approval of Minutes: May 17, 2016 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the May 17, 2016
Planning Commission Meeting and accept same as presented.

Bean, Baillie: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas noted that he had correspondence in hand relative to previous business before the Board and that same is available for inspection by interested parties at the Township Municipal Building during normal business hours.

New Business:

At this point and time, Chairman Thomas indicated the Board would address Item #2 under New Business.

2. Special Exception Use Request, Self-Storage Warehouse Facility, New Pro II, Inc., 1835-1855 N. Dauphin St., Allentown, PA 18109 (Review and Recommendation)

The attendants at the meeting on behalf of the Developer, New Pro, Inc. were their attorney, James F. Kratz, Esquire and their engineer, Rocco Gracciolo, P.E. Attorney Kratz advised the Hanover Township Planning Commission that his client will appear before the Zoning Hearing Board Thursday evening of this week with respect to their proposed self-storage warehouse facility which they believe falls under warehousing. In the alternative, his client will be seeking a Special Exception under the category in the district for uses of the same general character as warehouses.

Mr. Gracciolo advised the Board that he is before them with a plan outlining the development which he presented to them at this time. He noted that at one point in time his client had been approved for a 66 unit town home development, but as a direct result of the recession, his client did not follow through with same. Additionally, thereafter there was a taking of property along 22 for an expansion which again cut into the property. He noted that another thing which aided in prohibiting the residential development was the construction off-site cost for sewer and water which were not readily available and very expensive to the Developer to bring same to the property. His client determined to look at the remaining land for another type of use and determined that a storage-type warehousing facility would be something to consider. The proposal for the mini-warehouse construction as shown on the plan would have a minimum impact on the area and traffic would be very minimal. The facility would be fully gated and fenced. There would be no impact for providing services to the tract. Individuals would lease spaces and only visit the site when they are dropping off or picking up. Mr. Gracciolo noted that the property is bordered by Rt. 22, Dauphin Drive, the facility housing the St. Luke's operation, the Hess property and LVIPIII. He also advised that after favorable zoning approval, his client would then proceed through the land development process. He commented to the Board that the property is of an irregular shape and the grade drops drastically down to Dauphin Drive. It is their intent to stack the buildings with the grade for efficient use of the land. Mr. Gracciolo noted that they will need a Highway Occupancy Permit from PennDOT and that they did receive a permit from PennDOT for the previous approved town house development which was never accomplished. He indicated that he felt this should not be a real issue with securing a low volume PennDOT Highway Occupancy Permit. He noted that there would be an office for an individual on duty at the property and they would utilize a septic system.

Mr. Baillie questioned Mr. Gracciolo with respect to a buffer from adjoining properties and Mr. Gracciolo noted that an evergreen buffer is planned to be put in place. Mr. Hess questioned whether or not the existing buildings on the property will be removed and Mr. Gracciolo noted that they would be removed. Mr. Hess questioned whether or not water and sewer is necessary and Mr. Gracciolo indicated it is not. Mr. Hess questioned whether there would be an attendant on duty at all times and Mr. Gracciolo indicated that was the case and that individual would be located right up front of the development. Mr. Baillie questioned whether there is a retention pond on the property and Mr. Gracciolo indicated there was. Mr. Hess questioned the setback with respect to the side yard and Mr. Gracciolo noted that in accordance with the Zoning Ordinance there is a 40 foot side yard setback. The Township Manager/Zoning Officer in attendance at the meeting advised the Board that with respect to the requirements for a special exception, it appears that this proposal meets those requirements and additionally she noted that the governing body had reviewed this proposal and offered no

objection to same. Accordingly, in resolution of this matter, the Board made the following Motion:

Motion: I move that the Hanover Township Planning Commission recommends to the Hanover Township Council granting of the Special Exception Use Request of New Pro II, Inc. for a self-storage warehouse facility at 1835-1855 N. Dauphin Street, Allentown, PA 18109.

Thomas, Hess: Moved and Seconded

Unan.

At this point in the meeting, the Board returned to Item #1 under New Business.

1. Special Exception Use Request, Automobile Sales, Qi Li and Xu Zhang, 2450 Schoenersville Rd., Allentown, PA 18109 (Review and Recommendation)

With respect to this matter, Chairman Thomas noted that the Board has received a formal request by way of letter dated September 20, 2016 from the attorney for the Applicant indicating that they are requesting a continuance of both the Planning Commission Meeting this evening and the Thursday night Zoning Hearing Board Hearing this week. Chairman Thomas read the entire letter into the record and said correspondence is attached hereto and made a part hereof.

Adjournment:

The meeting was adjourned at 7:50 P.M.

Respectfully submitted,

Patricia A. Paulus, Secretary
Hanover Township Planning Commission