

**I. OPENING**

**CALL TO ORDER:** The Planning Commission of Lower Saucon Township was called to order on Thursday, January 26, 2017 at 7:00 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Mr. Craig Kologie, presiding as acting Chair.

**ROLL CALL:** Present: Craig Kologie; Sandy Yerger; Haz Hijazi; Tom Carocci; members; Chris Garges, Zoning Officer; Mike Beuke, Boucher & James; Kevin Chimics, Township Engineer; Linc Treadwell, Solicitor. Absent: John Noble; Scott Kennedy; John Lychak; Jake Nichols, Junior Member.

**PLEDGE OF ALLEGIANCE**

**II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS – None**

**III. REORGANIZATION**

**A. ELECTION OF CHAIR**

**MOTION BY:** Ms. Yerger made a motion to nominate Craig Kologie as Chairman.

**SECOND BY:** Mr. Hijazi

**ROLL CALL:** 4-0 (Absent: Mr. Kennedy, Mr. Noble and Mr. Lychak)

**B. ELECTION OF VICE CHAIR**

**MOTION BY:** Mr. Hijazi made a motion to nominate John Noble as Vice Chairman.

**SECOND BY:** Ms. Yerger

**ROLL CALL:** 4-0 (Absent: Mr. Kennedy, Mr. Noble and Mr. Lychak)

**C. ELECTION OF SECRETARY**

**MOTION BY:** Mr. Kologie made a motion to nominate John Lychak as Secretary.

**SECOND BY:** Ms. Yerger

**ROLL CALL:** 4-0 (Absent: Mr. Kennedy, Mr. Noble and Mr. Lychak)

**D. DESIGNATION OF MEETING TIME, PLACE AND DATE FOR 2017**

**MOTION BY:** Mr. Kologie made a motion to continue to hold the meetings at Town Hall at 7pm on the third Thursday of each month.

**SECOND BY:** Ms. Yerger

**ROLL CALL:** 4-0 (Absent: Mr. Kennedy, Mr. Noble and Mr. Lychak)

**IV. BUSINESS ITEMS**

**A. PENNSYLVANIA VENTURE ADVERTISING SIGN SITE PLAN #SP 01-16 – PA VENTURE CAPITAL, INC. - 3667 ROUTE 378 - EXP: 02-19-2017**

Present were Mr. David Harte (applicant) and Mr. Mickey Thompson (applicant). Mr. Harte presented an update to the progress noting that the applicant had appeared before the Zoning Hearing Board and obtained Special Exception approval as well as relief from the requested variances. Kevin Chimics stated that there were no outstanding engineering issues.

Mike Beuke stated that there were just a few clean up items prior to plan recording. Mr. Carocci questioned the height of the structure. Mr. Harte noted it was 18' which was in compliance with zoning. Mr. Harte also noted that Lower Saucon Authority was in agreement with the proposal. Mr. Treadwell requested that written confirmation from the

Authority be submitted to the Township prior to issuance of a building permit. Mr. Harte concurred.

**MOTION BY:** Mr. Kologie made a motion to recommend approval of site plan conditioned upon compliance with the December 9, 2016 Hanover Engineering review letter, the December 14, 2016 Boucher and James review letter and that the applicant submit written confirmation of approval from Lower Saucon Authority.

**SECOND BY:** Ms. Yerger

**ROLL CALL:** 4-0 (Absent: Mr. Kennedy, Mr. Noble and Mr. Lychak)

**B. HOMAY MINOR SUBDIVISION PLANNING WAIVER & NON-BUILDING DECLARATION**

The applicant was not present. Mr. Garges noted that the Hoday Minor Subdivision has received final approval from Council and as part of their work to satisfy the conditions of approval the applicant has submitted the DEP "Request for Planning Waiver & Non-Building Declaration". Mr. Garges explained that the Commission's approval of this request would allow the applicant to create the lot upon recording the plan, but that future development of the lot would require sewage planning approvals in the future. He noted that the non-building declaration would be noted on the record plan for future reference.

**MOTION BY:** Mr. Hijazi made a motion to approve the requested planning waiver & non-building declaration.

**SECOND BY:** Mr. Carocci

**ROLL CALL:** 4-0 (Absent: Mr. Kennedy, Mr. Noble and Mr. Lychak)

**C. DISCUSSION REGARDING BETHLEHEM TOWNSHIP COMPREHENSIVE PLAN UPDATE**

Mr. Garges gave an overview of the Bethlehem Township Comprehensive Plan update that was received by the Township in October 2016. Mr. Garges noted that the border between Lower Saucon and Bethlehem Townships consists of the Lehigh River and generally steep topography. Mr. Garges said the plan calls the zone adjacent to the river a "loved" area and generally no changes to existing zoning are included adjacent to Lower Saucon Township. The Commission had a general discussion regarding aspects of Bethlehem Township that are not related to Lower Saucon Township and concluded that they had no recommendations or comments regarding the plan.

**V. MICELLANEOUS BUSINESS ITEMS**

**A. APPROVAL OF MINUTES – OCTOBER 27, 2016**

**MOTION BY:** Mr. Hijazi moved for approval of the October 27, 2016 Planning Commission minutes.

**SECOND BY:** Ms. Yerger

**ROLL CALL:** 4-0 (Absent: Mr. Kennedy, Mr. Noble and Mr. Lychak)

**B. PLANNING COMMISSION ANNUAL REPORT**

Mr. Garges provided an overview of the 2016 Annual Planning Commission Report. The Commission discussed and accepted the report. Mr. Kologie asked about an upcoming update to the Lower Saucon / Hellertown Joint Comprehensive Plan which was approved in 2009 and if the future update would be combined with Hellertown. Mr. Garges said that has not been discussed at this point and that he would discuss it with the Township Manager.

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Mr. Garges then provided the Commission with an up to date version of the Township Open Space Map. A short discussion ensued.

**VI. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS - None**

**VII. ADJOURNMENT**

**MOTION BY:** Ms. Yerger motioned to adjourn the meeting. The time was 7:55 p.m.

**SECOND BY:** Mr. Kologie

**ROLL CALL:** 4-0 (Absent: Mr. Kennedy, Mr. Noble and Mr. Lychak)

Submitted by:

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Mr. Kologie, Chair