

I. OPENING

CALL TO ORDER: The Planning Commission of Lower Saucon Township was called to order on Thursday, February 26, 2015 at 7:00 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Mr. John Landis, Chair, presiding.

ROLL CALL: Present: John Landis, Chair; Tom Maxfield, Vice Chair; Craig Kologie, John Noble, Scott Kennedy and Sandra Yerger, members; Karen Mallo, Boucher & James; Kevin Chimics, Hanover Engineering; Chris Garges, Zoning Officer; Linc Treadwell, Solicitor. Jr. Council Member: Mikayla Deiter. Absent: John Lychak.

PLEDGE OF ALLEGIANCE

II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS – None

III. REORGANIZATION

A. ELECTION OF CHAIR

MOTION BY: Mr. Maxfield moved to nominate John Landis for Chair.

SECOND BY: Mrs. Yerger

Mr. Landis asked if there were any other nominations? No one raised their hand.

ROLL CALL: 6-0 (Absent – Mr. Lychak)

B. ELECTION OF VICE CHAIR

MOTION BY: Mr. Landis moved to nominate Tom Maxfield as Vice-Chair.

SECOND BY: Mr. Kennedy

Mr. Landis asked if there were any other nominations? No one raised their hand.

ROLL CALL: 6-0 (Absent – Mr. Lychak)

C. ELECTION OF SECRETARY

MOTION BY: Mr. Maxfield moved to nominate John Lychak.

SECOND BY: Mr. Noble

Mr. Landis asked if there were any other nominations? No one raised their hand.

ROLL CALL: 6-0 (Absent – Mr. Lychak)

D. DESIGNATION OF PLANNING COMMISSION MEETING, TIME, PLACE AND DATE FOR 2015

MOTION BY: Mrs. Yerger moved for designation of the Planning Commission meetings, the third Thursday of the month starting at 7:00 pm at Town Hall.

SECOND BY: Mr. Kennedy

Mr. Landis asked if there were any other nominations? No one raised their hand.

ROLL CALL: 6-0 (Absent – Mr. Lychak)

IV. BUSINESS ITEMS

A. WOODMONT PROPERTIES, LLC – WOODMONT AT LOWER SAUCON FORMAL SKETCH – 1790-1804 FRIEDENSVILLE ROAD

David Trager, Chief Investment Officer of Woodmont properties and Steve Varnekis, head of Engineering for Woodmont properties were present. Mr. Varnekis said they had a couple of successful meetings with Council. They asked them to come to the P/C as the next step in the process. He reviewed the Lower Saucon proposed site plan describing the layout of the apartments and went over parking requirements. A property manager will live on-site and deal with any problems the tenants may have.

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Mr. Kologie said why do they think the number of school-age children are so much lower than what national demographics would indicate? Mr. Varnekis said they have no playgrounds, no swing sets, no kiddie pool, all of the amenities are mostly for adults. They will rent to people with children. Mr. Kologie said one of his concerns is the cost to educate a student last year was \$17,000.00 per student.

Mr. Maxfield spoke about one access road on Friedensville Road and the emergency road down towards the bottom which looks like as single lane road. Does that permit a two-lane road in that area? Mr. Varneski said he would say yes. Mr. Maxfield said our Council is going to be more concerned with safety and one way out to a questionable or problematic exit on Friedensville Road is a little dangerous he would think.

Mr. Kologie asked if they wouldn't do a traffic study until after the zoning change and that he would like to see one done.

Mr. Noble said why aren't we looking at the traffic and the triangle for the elevation and density change. It was brought up that the whole corner should be looked at and we should possibly rezone some of the residential areas. Mr. Noble said there will be some traffic issues and that may be able to be resolved with a traffic light. Mr. Maxfield said we already have some commercial on Friedensville Road with the Bagel Basket and some other businesses, and our Economic Development Committee will be looking at areas and this will be one of the areas they'll look at.

Attorney Treadwell said he has talked to Boucher & James about this, but he certainly wouldn't be comfortable leaving the piece between this proposed development and the higher density to the east as R-20. Mr. Noble said we should make a recommendation to look at this corner and what makes sense. Mr. Noble said the entire thing should be looked at on how to improve those intersections and how to handle this thing. Mr. Garges said they had talked about different ways they could draw the districts. Mr. Noble said he thinks we should look at the whole thing. Attorney Treadwell said he thinks Council wanted you to look at this proposal and throw out some ideas like you have done and they will go back and talk to the applicant and get Judy, Karen and Hanover involved and throw around some ideas. It looks like based on tonight, you have to get a little creative and the how to balance all the different things. As part of that, maybe the Township should reach out to the Filler's and say we might look at this whole area, what's your plan or do you have a plan from a long-term perspective. Mr. Maxfield said Council talked about sewer and it's available and it's also available for the Filler tract.

Cindy Hart said she lives in one of the homes that abut the property and her property is right where the emergency exit is proposed and she does not see how there could be a double lane in there unless they would take some of her property. There would be a road right next to her house and there must be some ordinance about how far away it would have to be from a structure. She's totally against more buildings put in there.

V. MISCELLANEOUS BUSINESS ITEMS

A. APPROVAL OF MINUTES – DECEMBER 18, 2014

MOTION BY: Mrs. Yerger moved for approval of the December 18, 2014 minutes.

SECOND BY: Mr. Maxfield

ROLL CALL: 6-0 (Absent – Mr. Lychak)

B. REVIEW OF ANNUAL PLANNING COMMISSION REPORT

Mr. Garges reviewed the 2014 Annual Report prepared for the P/C. They spoke about the Citizens Committee that was formed and that they will be looking at current policies and procedures. He anticipates that we'll see some possible changes of ordinances and procedures as well. We're also looking at the uses we don't currently provide for and may need some updates that are in our ordinances right now. He talked about the proposed Silver Creek Country Club Living proposal

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with three parcels that are in LST as is most of the Country Club's land. They are in discussion with Hellertown right now.

C. CITY OF BETHLEHEM – LVIP SKETCH PLANS – EASTON ROAD

Mr. Landis said the City of Bethlehem will be constructing office buildings in the LVIP and the access is on Easton Road. Attorney Treadwell asked why they need access on Easton Road, why can't they come out on Route 412. Mr. Maxfield said the one proposed closer to I-78, he doesn't think there may be a way to access Route 412.

MOTION BY: Mr. Landis moved to recommend that Council submit a letter to the City of Bethlehem stating they had concerns with the following issues: New industrial traffic exiting on to Easton Road; proper buffering between the proposed industrial use(s) and the existing residential use(s); and the location, height and intensity of the project lighting.

SECOND BY: Mr. Maxfield

ROLL CALL: 6-0 (Absent – Mr. Lychak)

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

VII. ADJOURNMENT

MOTION BY: Mr. Maxfield moved for adjournment. The time was 8:10 PM.

SECOND BY: Mr. Noble

ROLL CALL: 6-0 (Absent – Mr. Lychak)

Submitted by:

Mr. John Landis, Chair