## I. OPENING

**CALL TO ORDER:** The Planning Commission meeting of Lower Saucon Township was called to order on Thursday, February 28, 2013 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; and Craig Kologie, members; Chris Garges, Zoning Officer; Karen Mallo, Boucher & James; Dan Miller, Hanover Engineering; Linc Treadwell, Solicitor. Absent: John Lychak, John Noble, Scott Kennedy, and Sandy Yerger. **There was no quorum.**

**PLEDGE OF ALLEGIANCE**

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

## III. REORGANIZATION

**A. ELECTION OF CHAIR**
**B. ELECTION OF VICE CHAIR**
**C. ELECTION OF SECRETARY**
**D. DESIGNATION OF PLANNING COMMISSION MEETING, TIME, PLACE AND DATE FOR 2013**

This was put off until the next meeting as there was no quorum.

## IV. BUSINESS ITEMS

### A. BETHLEHEM RENEWABLE ENERGY, LLC – BETHLEHEM RENEWABLE ENERGY WASTE STORAGE TANKS LAND DEVELOPMENT #LD 01-12 – 2335 APPLEBUTTER ROAD – EXP. 04/24/13

Mr. Landis said we don't have any quorum but this isn't for any site plan approval. Attorney Preston said they are here in review in anticipation for a zoning hearing. Mr. Garges said the zoning hearing would be March 18th. Mr. Landis said you are going to the ZHB for a variance from use. Attorney Preston said it's from a special exception. Attorney Treadwell said a special exception approval of the use.

Present were Roger Williamson, Bob Hollis, Dan Geist and Attorney James Preston. Attorney Preston said they are here again as you said in anticipation of the zoning hearing. The zoning hearing is for a special exception and it's here to take a look at the site plan. They did get a review letter which is from your engineer which may be a little more comprehensive and dealt with land development issues which you know if we get through the zoning hearing, we'll have to make another loop and come back again in front of you and we'll come again before Township Council to get a little more detail. He'll explain why they are here. There was an incident associated with their use at the site. They will explain why they are making the changes they are making that lead them into the special exception. He'll have Roger get us up to speed.

Mr. Williamson said last year in early February, they have people from Solar Turbine run the turbine and compressor buildings at BRE. During part of their test period, they were injecting higher pressure gas into the oil water separator as they were testing the timing of the valves. Part of that operation was remotely and they were checking for valve sticking and things like that. During that operation, a series of the valves opened for an extended period of time and pushed

sediment and sludge at the bottom of the oil water separator out into the discharge into the city water treatment plant. They called about 24 hours later and said we got up this morning, had this horrible smelling stuff. We took a sample and we think it's from your facility. At the time, they weren't sure it was, so they traced it down and found out it was the source. The people they lease the property from said they'd like us to get a separate discharge point and a discharge permit to the city's water treatment facility.

Attorney Preston said what they are trying to do here is explain how we're going to do this. We're proposing to contain that discharge on site, at least temporarily for now, which is storage under your ordinance and have that removed from the site by a qualified carrier; avoiding any need to have to interact with the water waste treatment plant and have to send this stuff through the system.

Mr. Geist said as Roger said, we are picking up from the point where he left off last February. They were tasked in to bring a compliance monitory manhole which is out here in the front along Applebutter Road. He explained where Applebutter Road and the IESI landfill was; entrance roads, pumping station, high power lines, and the BRE plant on the plan. The separator is down in the corner of the plant and the discharge out to the sewer, the manhole is out to Applebutter Road. They installed a manhole and part of that application to have a manhole, to have the discharge go to the City of Bethlehem, they had to do the characterization sampling and part of that characterization sampling they found that the compounds exceeded the pre-treatment standards required for the City of Bethlehem to accept the discharge. As a result, what they tried to do for the time being is to do some pilot testing of the waste water treatment. They found that the interference of the materials within the landfill, the sulfur, high solids, and different things like that just did not make the treatment efficient, cost-effective enough. If you are familiar with activated carbon you can get activated carbon in drums and different things like that. You can pump it through and usually activated carbon gets a lot of things out. They are using activated carbon and it went through in a day. It got plugged up with non-hazardous types of things like solids and filters and things like that. Coming to BRE as far as that situation, it became economical for off-site transportation and disposal of the material because the material is acceptable to go to other off-site facilities. Their proposal in front of you is a temporary and also a permanent system depending on the temporary outcome of the material as they store it and dispose of it. They have the oil water separator which is going to stay in operation. They are putting in a pump that will have control mechanisms to shut off so it does not come up and pump down the oil and it doesn't pump when the plant is off or if there is another problem with the plant, it's going to be hooked to the system. It's going to be pumping to two above ground mobile tanks and they are mobile because this is on trailers and is a mobile system and at times they have to have maintenance as far as bringing those out. These types of trailers have to be mobile to be able to be moved within a day or two, so they have that set up. The large rectangular figure is the secondary containment which is a precaution for these tanks. We do not want to have anything going into the storm sewer so we have an extra precaution for containment there that will be monitored if it rains, if it snows, certainly they will pump that out and it will not stay with water or anything like that. As far as the truck coming in, there's a concern on the possible access, but the way they see it for the truck to come in commercially would be to come in and pretty much come back here and have a hose to be able to fill up the trailer and take it off site. They plan to have this year round as it's a 24/7 plant, so they will have mechanisms to take care of heating and freezing, hot and cold conditions. They are going to have the piping sloped so there isn't really any standing water in the pipes and they will drain back into the oil water separator reservoir or the storage tanks. The permanent condition tank actually has a built in heat blanket that will be hooked in and it will keep it warm in the wintertime. They don't anticipate with the flow in and out of water and with the emptying of water and things like that don't anticipate any problems. There are mechanisms built in here that account for that if things happen. If we get minus 20 degrees for a week, if we get 105 degrees for a week, we don't have something here that will fry up and be a problem. Mr. Landis asked a question, but could not hear him. Mr. Geist said the mobile items are the solar turbine generators that are on wheels and tractor trailers and at times they may have a part problem and have to be taken out so that's why they are mobile. The temporary tanks are able to be moved. They are not on wheels that they are

able to move downhill when they fill up. They are movable. They have to be emptied. They have to take out the secondary containment. It takes a day or two.

Mr. Kologie said what's the containment structure? Mr. Geist said it's a flat kind of material and it's premade. It lays flat and has a hinge up and has an ability to have a liner in there. It's sturdy stuff. It's not going to be able to be kicked or melted or anything like that. It just sits on the asphalt. Mr. Hollis said it's a standard material that when you provide temporary tanks to work sites, they come with the tank.

Mr. Landis asked a question, but could not hearse him. Mr. Geist said the temporary ones are 4900 and the permanent is 10,000 gallons which provides about nine days; about 1,000 gallons a day that they would be generating and they are anticipating the trucks to be about 5,000 to 6,000 gallons, so it would be a once a week type of truck coming in and emptying it out.

Mr. Kologie said what's the need for the temporary tanks? Mr. Geist said timing mostly. These folks have been down for awhile and want to get back up as soon as possible so the temporary tanks are off the shelf type of things and the secondary containment is off the shelf. The piping they put together and they want to get going. The other one has a concrete pad and has time for curing and things like that.

Mr. Kologie said ten to twelve months for the temporary tank, but if you have the other one built, you'll decommission those? Mr. Geist said what they had in the plans was no later than August 31, 2014, but certainly if there is economically to do a decision earlier than that, sure. Mr. Kologie said you aren't going to start that permanent as soon as you can? Mr. Geist said the piping is all common piping. Some of those processes will begin shortly after the temporaries are put in. Mr. Hollis said again, for safety sake, we do want to prove that this is working and it's done properly rather than invest in a permanent tank there. They have a lot of confidence that it's going to work but if they go and put the other tanks in and again, if the permanent requirements for the waste water treatment change, they go back to that, but that's to be determined at a later date. Right now they want to do it properly and safely and able to operate without any risk of a fine or shut-down. They want to be responsible.

Attorney Treadwell said where does the material that's stored in the tank ultimately go? Mr. Geist said it will go to a commercial facility. They don't have specifics. They are bidding on that and it's competitive bidding. Attorney Treadwell said it's not a sewage treatment plant. It's a different type of commercial facility that accepts that type of material. Mr. Geist said there are some sewage treatment plants elsewhere that do have different waste processes.

Attorney Preston said Attorney Treadwell is on an important point here and that is that the material that's going to be stored and taken off-site is not a hazardous waste. There seems to be a perception that it might be. It's not; it doesn't meet the definitions of a hazardous waste. The reason that we can't send it to the Bethlehem treatment plant is because they have their own independent thresholds which they don't meet which are well below those of a hazardous waste. If this were a different treatment plant like the one in Pottstown, it's one where they could just send it there. It's not a hazardous waste so it doesn't need to go to a mountain in Utah to be stored. It's not that kind of a thing, but they can't meet their requirements of the Bethlehem plant. Attorney Treadwell said when you say it's not a hazardous waste, you know it's not a hazardous waste under some Federal hazardous waste as we had the discussion whether it's hazardous under the Township zoning ordinance versus hazardous from a Federal guideline. Attorney Preston said we don't know that it's hazardous even under the Township's ordinance because there are some funny things with the definitions of hazardous materials and substances in the ordinance and then in the back there's a list of elements for chemicals. He doesn't know what the technical term for that is that would consist of hazardous as that exists every where they exist in drinking water. If you were to take that literally, you couldn't put corn in a silo as it would contain certain trace elements of those chemicals. We're not sure if you have looked at our application for the ZHB, we've asked for an

interpretation if in fact it is hazardous. Attorney Treadwell said the process that is in use currently, did that also create a byproduct that had to be taken offsite? That schematic that he shared with you at one point showed another type of material that was also stored for a time on the site then removed somewhere else. Mr. Geist said they did remove hazardous waste from the site. When the oil water separator sat for that extended period of time and they went in and cleaned that out right to the walls, and they had that sampled, they had very low levels, but hazardous levels of benzene and dichlorobenzene that had somehow accumulated from the condensate from the landfill gas.

Mr. Maxfield said it was not part of the process? Mr. Geist said no, none of that is in our process at all. There is no benzene or hazardous material they use in any part of their process. It had to be generated from the gas. Mr. Maxfield said that's been stated at some public meetings that they thought it was associated with the process.

Mr. Hollis said he'd like to address Attorney Treadwell's point from the standpoint of that sketch and that was done by a PA DEP representative who came on site and sketched out the existing system as how it worked with the oil water separator and it showed the water going down to the waste water treatment plant and it showed a level of water and oil floating on the top which they would have to dispose of properly. It wasn't hazardous; it was waste oil that was disposed of properly. Attorney Treadwell said there was a second substance. Forget whether it's hazardous or not. There was an oil type substance and it couldn't go to the waste treatment plant so it had to go somewhere. Mr. Geist said correct, and that does originate from us. They have a screw compressor that requires lubricant and some of that lubricant was carried over. It's a silicone based lubricant and doesn't have any hazardous components. We have better separating processes.

Mr. Maxfield said the temporary tanks are to be pumped because they can't go down to Bethlehem sewage and the permanent tank is the same kind of thing. It's going to have to be pumped. Just for the temporary tanks, how often do you think they need to be pumped on a regular working day, on a regular working week? Mr. Geist said it would turn out to be once a week. They generate about 1,000 gallons a day so we have 9,000 gallons storage, but we're not going to wait nine days. Mr. Maxfield said the type of tanker you'd use with that kind of stuff probably like a fuel spill to eliminate spillage, but sometimes you do get spillage with spill tanks. If you did have a spill on site, and we were talking about the hazardous nature of the material, would it require a Hazmet cleanup? Mr. Geist said no it would not. He has extensive experience in that arena and it would not require more than what they call level D, good shoes and rubber gloves like you should use when you change the oil in your car.

Mr. Geist said just to clarify one thing. He's looking at this one plan, but most of these tanks have the connection to empting the tank at the bottom of the tank so that would be in the secondary containment. If there was something with the hose, it would just go in the secondary containment and it would essentially be collected. Attorney Preston said obviously if the system reaches capacity, the containment reaches capacity there is a shut down for the entire operation. It doesn't continue to overload the system.

Mr. Landis said they have a review letter from Hanover Engineering. Mr. Garges said are there any other plants where you use this type of operation? Mr. Geist said the holding tanks? Mr. Garges said yes. Mr. Geist said no, all the other operations go back to the landfill as they have leachate ponds they go to. Mr. Garges said that's not possible to do? Mr. Geist said there's no leachate reservoir at IESI. It goes straight to the POTW. Mr. Garges said if there was another place, you could contact them. Mr. Geist said they did talk to IESI.

Mr. Landis said did they give us enough information that the ZHB could make a decision. That's really his question. Ms. Mallo said in their letter from their perspective, they looked at the zoning and the land use issues. Their biggest outstanding concern is the turning radius of the trucks just because they feel there's not an adequate amount of space for that truck to come in. It comes in

and backs into that spot, how does it get out? It has to back out on Applebutter Road and they aren't comfortable with that. If they can show that there's adequate turning radius, then they'll be fine. It's only a site plan issue at this point to go in front of the ZHB for a conditional use. There are really no outstanding issues from a zoning perspective.

Mr. Miller said Ms. Mallo takes care of most of the zoning issues and this is zoning special exception. Their review covers mostly land development and operational and emergency response type issues which are above and beyond the site plan. They are comfortable with the review. Mr. Landis said they do not have a quorum, but for them to go to the ZHB, he doesn't have a problem with it. Attorney Treadwell said there's no need to vote on it. You referred to the crazy system earlier. Your role in this process is because the ZHB doesn't see plans very often; it's basically as a Planning Commission to say, yes, this looks like an adequate plan that the ZHB will understand what's going on.

Mr. Landis said we can't vote on it, so we're done. Attorney Treadwell asked Attorney Preston if they had March 6th on their calendar for the Council meeting. Attorney Preston said they had a question about that. That is how to staff that. They need someone with technical expertise, but he thinks they should be okay with that. Attorney Treadwell said you should be fine. At that meeting, the Council decides whether they want to take a position in the ZHB matter. The more you can explain how the process works and what the actual use is the better off you'll be.

**B. <u>TOM MACARRO – TOM MACARRO INFORMAL SKETCH PLAN FOR A LOT LINE CHANGE – 3633 DRIFTING DRIVE</u>**

Mr. Macarro said what started out to be something simple is entangled. He's trying to accomplish is a reverse mortgage. The FHA will not insure a manufactured home. Fortunately, if you look on the second sheet, he owned the land of 1.1 acres along Drifting Drive and to put that on a separate parcel and comply with the two acre minimum, the lot line changed and made this two acres and helped it comply with the FHA ruling. There's not much more that he can tell you. They are looking for direction.

Mr. Landis said you have the original Lot 1 and two residences there? Mr. Macarro said now he does. Mr. Landis said you are splitting off the one residence, that's the manufactured home? Mr. Macarro said it's right along the road. It's adjacent to the 1.1 acre lot. Mr. Landis said the two homes are separated on two separate lots and you want to reverse mortgage the one? Mr. Macarro said hopefully. Mr. Landis said the only thing he doesn't like is the thing of having one driveway, a common drive, two homes on the same driveway. Mr. Macarro said it's not for sale. They aren't going to move any ground. Whatever way with the proper easements, they'll do it. Mr. Landis said as long as you have both the properties, he realizes that. If the issue was that one of the properties would get sold, that's his only comment. What do we do under those circumstances? Attorney Treadwell said he understands that concern, and he thinks most of the time it's really a private issue to whomever Mr. Macarro would sell the property to if it gets sold in the future and whoever owns the lot who shares the driveway. There's got to be a private shared easement or something. He would guess that whoever would be buying one of those lots would want to insist there's some type of a document for a shared driveway, but he doesn't think our ordinances prohibit a share driveway. Mr. Maxfield said years ago, not too far from Tom's house on Wassergass Road there was a subdivision and it split into lots and they wanted to have one driveway. Council went with the option to do two driveways split by 10' apart. They went in and once they got in so far, it went into one driveway. It was Reilly. Was it Council who went with that? He can't remember for sure. Mr. Garges said he thinks it went to the ZHB as they needed relief as they didn't have frontage. That was a requirement from the ZHB. Mr. Maxfield said that won't be a problem here as there is 200' frontage, but that might be a solution before you sell it. Mr. Kologie asked what were the setback requirements? Mr. Garges said the setbacks are 40' from the side in this district and 15' from the front. Mr. Maxfield said all that is met? Mr. Garges said this is to scale, but it's a large scale. The zoning data states what the yards are required, but it

doesn't' state that it meets that. Attorney Treadwell asked if Mr. Macarro checked the setbacks? Mr. Macarro said Bobby Cox from Barry Isett said all the setbacks have been met. Mr. Maxfield said the one where it says 135' looks a little tight right next to the driveway. Mr. Garges said you have an existing non-conformity on open lot. In theory, they would be decreasing the extent of the non-conformity. There's always a little wiggle room when you are decreasing it. The only question that he had is that he's not sure if Mr. Macarro is aware that the water and sewer, when this gets separated, would each parcel and each structure have their own water and sewer? Mr. Macarro said they have their own sewer on that site. The water comes from his main home. It's been that way for the past 70 – 80 years. Mr. Garges said if this was split, the modular home would have a septic system on its lot and then the water would be the only thing that's shared? Mr. Macarro said that's correct. Mr. Garges said maybe the only planning thing is to make sure there's a 100' place for a well in the future. That way a person would be able to put in a well without violating the 100' setback. Mr. Macarro said the septic system is over towards the road. Mr. Miller said one of the requirements of any subdivision is you have two areas and one that's current so you would have to do septic testing on both lots. Mr. Macarro said they both have separate septic systems existing. Mr. Miller said there's a requirement to have a placement area in case they ever fail. Mr. Macarro said on the break off they'll be substantial room. You can put a pumping station in and put it any place you want. Mr. Landis said when you have a subdivision; each lot has to have a separate septic system. Mr. Garges said there are two existing lots already, so it's a lot line adjustment. Attorney Treadwell said there will at some time be a plan for the lot line prepared and reviewed and if Barry Isett does it, they are aware of what the regulations are. Mr. Miller said it was brought up because one of the things in the letter was seeking guidance on what waivers could be gotten since it wasn't discussed. Attorney Treadwell said he doesn't know if the regulations apply to just the creation of a new lot or the changing of the lot line, but it's something that Mr. Macarro's engineer will have to look at and determine. Mr. Maxfield said he doesn't remember it ever coming up before when we've done a lot line change. Mr. Kologie said what's different with this is they are creating a lot that didn't have a dwelling on it. That's the difference. Attorney Treadwell said it needs to be addressed. Mr. Kologie said he can request a waiver from it. If he's successful in getting it, that's another question. Mr. Macarro said are you going to document what we should be doing or what we need? Mr. Garges said they'll have minutes from the meeting that your engineer could read. Mr. Landis said our only question is if an alternate septic site has to be provided on both lots and whether there is room for the wells to be separated from the sewage by 100'. Mr. Maxfield said the setback is the only other thing from the driveway. Mr. Landis said is that really 40' from the property line. You look at the scale and it looks less. Mr. Macarro said Bobby Cox said everything fell in line. Mr. Landis said it looks like there's a home and a garage. Mr. Macarro said it's a farm. There's a house, an old barn and poultry building and garage. Mr. Landis said even the poultry building has to be 40' away from the property line. Mr. Macarro said there's plenty of room there. Mr. Landis said it's by the 135' now. Mr. Macarro said it's a storage building. Mr. Landis said that needs to be 40' away from the property line. Mr. Macarro said he said it was. Mr. Landis said if you look at the scale on the right, one inch = 150'. If he says it's 40', there's no problem; otherwise if it isn't you need a waiver or you move the property line. Mr. Macarro said it doesn't take much to move the property line. Mr. Garges said he wrote down the three things that they can relay, are the setbacks met, can a future well fit on the lot with the mobile home, and will alternate septics be required for both lots. Other than that, all the other requirements are spelled out in our ordinances.

## V. MISCELLANEOUS BUSINESS ITEMS

### A. APPROVAL OF MINUTES - NOVEMBER 29, 2012

To be tabled until the March 2013 meeting.

## B. DRAFT ORDINANCE NO. 2013-01 REVIEW

Attorney Treadwell said this is on the April Council meeting, so assuming we have a Planning Commission meeting in March, we should be okay. Mr. Garges said if it's just for the ordinance, we'll have it. Attorney Treadwell said the purpose of the ordinance is there have been in the past some properties in LST that have used different structures and called them sheds. For example, truck bodies and some other different things. The purpose of this ordnance is to clarify what is a shed and what isn't a shed, and that's really it. Mr. Maxfield said the maximums we have on a residence goes to the eaves. Mr. Garges said it's called the average height which is from the peak to the eave. There's another height breakdown depending on the height of the structure. Mr. Kologie said would this apply for a pod? Attorney Treadwell said at one time we did have a section in there that addressed how long you could have a pod but it was getting too difficult to enforce. He thinks under this ordinance, a pod wouldn't meet the shed or accessory structure definition. Mr. Garges said the intent of this ordinance is for permanent structures. If someone took a pod and tried to make a permanent structure, it wouldn't be permitted under this ordinance. If somebody brought a pod on their property and had it there for a month, while they were loading it, it wouldn't even be affected by this ordinance as it's a temporary structure. Temporary structures are permitted and regulated in the ordinance in a separate section, but you wouldn't be allowed to go to the pod, sell off, and buy an old unit and bring it on to your property and make it a permanent shed. Mr. Kologie said temporary is defined as 30 days? Mr. Garges said if you get a temporary permit, you are assigned a temporary period. If someone has a construction project and they have a sales trailer there, that he usually does on an annual basis. It depends what the situation is. Mr. Maxfield said is there specification on where it can stay if you have a pod like in front of the house. Mr. Garges said no. We have no pod regulations. Mr. Maxfield said he's seen them right on the road which is dangerous. Mr. Garges said if it's in our right-of-way, and we do the same thing with dumpsters. That type of thing is not allowed on our right-of-way. If someone puts one there, and we've had dumpsters and half on the roadway and we've made people move them. If it's in the right-of-way of our property or PennDOT's. Mr. Landis said you need this before April. Mr. Garges said if we have no other business, we will have a meeting for this ordinance. Attorney Treadwell said it's a recommendation. The way it's actually structured if for some reason you wouldn't have a meeting, the Council can go ahead and adopt it and give you 45 days to comment on it. If you don't take advantage of that 45 days to comment on it, then you are okay to adopt it without your comments. Mr. Landis said do we have any comments right now? No one raised their hand. Mr. Garges said back to Mr. Maxfield's question, temporary stands or offices, there's a section in our ordinance and it talks about off-street parking, the maximum size, but it does say it cannot be located in any yard. It does have to meet the setbacks.

## C. 2012 ANNUAL REPORT

Mr. Landis said on the summary sheet on permits, under non-residential, we have commercial, junkyards, is that the same ones every year? Mr. Garges said yes.

Mr. Garges said from a ordinance standpoint, if there are any recommendations going forward, that the board wants to make as far as look at or change in our zoning ordinance, now when we're slower is when we should do that. Attorney Treadwell said previously Council, and he doesn't know it made it here, but we had some solar regulations and windmills, lighting. Mr. Maxfield said lighting really never came out. Ms. Mallo said they never got the permission to start writing the ordinance. Mr. Maxfield said that's one he'd like to make a recommendation on. Attorney Treadwell said based on what we discussed tonight, he thinks we should clean up the site plan stuff. It doesn't make sense to him. He understands a site plan if the movie theatre is turning into the bowling alley and they are going to change some stuff on the lot. He gets that. But to have a site plan just because someone is going to the ZHB when you wouldn't necessarily get one anyway, it needs to be cleaned up. It doesn't do that much for us. Mr. Garges said if he could give you another assignment; look at Section 180-99 in the zoning ordinance. It is our signage ordinance. It's all over the place and some very old standards. It's tough to enforce as it bounces around. You

can do some neat things with signage. Some other municipalities have some nice looking stuff out there. Attorney Treadwell said ours doesn't even discuss those digital billboard things. Mr. Garges said it basically excludes them. Attorney Treadwell said we can make up a list and send it to the P/C and then pick a meeting where we can discuss them. Mr. Garges said accessory building structure less than 250 square feet and a height less than 15' can be located in a yard. If it's a small tool shed, less than 250 square feet and smaller than 15', it can be as close to 10' as a property line. Mr. Maxfield said it can even be in the front yard? Mr. Garges said no, side or rear. There are standards for the smaller stuff, and then when it gets bigger, it has to comply with the setbacks. Mr. Kologie said he went to see a speaker. The whole premise is that whole development patterns are financially sustainable. He had interesting concepts which we should probably look at, which he gave some examples of. Mr. Garges said he wonders if there is any funding out there for grants to get a consultant to study that. Mr. Kologie said he was doing a PA tour. He's from the mid-west. He's an engineer and planner and had this concept and developed the principals behind it. It talks about the financially motives behind tax improvements. An example was the city of Chester where they built this $1 million soccer stadium, and PennDOT built $17 million ramps to get to this stadium. The stadium was financed with tax dollars. It's right next to a barren area and to get in and out of there, the police are there and escort you so you aren't going through the city of Chester. You'll never get that money back. Even with the stadium in Allentown, local people have identified the shortsightedness of this. They are bringing in local businesses to the NIZ, but all you are doing is moving them somewhere else down the block. It's not really helping anyone. It's called Strong Town and he'll send the link to everyone. Attorney Treadwell said there are already drafts of the solar and the wind ones. All the drafts went to Council and there were some decisions that needed to be made as to do you allow solar in this instance or do you not allow solar and they never got to that point to send it to the P/C. Mr. Maxfield said there are a lot of little details that are going to have to be looked at. Mr. Garges said we can dust off those drafts and bring them to the P/C.

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

## VII. ADJOURNMENT

No adjournment as there wasn't a quorum.

Submitted by:

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Mr. John Landis, Chair