

I. OPENING

CALL TO ORDER: The Planning Commission of Lower Saucon Township was called to order on Thursday, July 27, 2017 at 7:00 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Mr. Craig Kologie, presiding as Chair.

ROLL CALL: Present: Craig Kologie (Chairman); John Noble (Vice Chairman); Sandy Yerger (Secretary); Tom Carocci; Scott Kennedy and Kathy McGovern, members; Chris Garges, Zoning Officer; Judith Stern Goldstein, Township Planner; Kevin Chimics, Township Engineer. Absent: Haz Hijazi

PLEDGE OF ALLEGIANCE

II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS – None

III. BUSINESS ITEMS

A. LAURENA LLC MINOR SUBDIVISION #MIN 01-15 – LAURENA LLC – 1897 MEADOWS ROAD – EXP: 10/10/17

Mr. Kologie announced that the applicant emailed the Township to request this matter be tabled.

MOTION BY: Mr. Kennedy made a motion to table the application.

SECOND BY: Mr. Kologie

ROLL CALL: 6-0 (Absent: Mr. Hijazi)

B. SILVER CREEK COUNTRY CLUB WAIVER #01-17 – DAVID SPIRK – 700 LINDEN AVENUE.

Mr. Scott Mease, Engineer for the project, was present. Mr. Mease provided an overview of the project, noting that Mr. Spirk now owns the golf course and is first investing in the facilities at the golf course with the intent to construct homes in the future. He said that Mr. Spirk is asking for a waiver of the land development process for items which will ultimately be part of a future land development application. Mr. Mease provided an overview of the immediate and 10-year future master plan. He said immediate improvements will include upgraded access to Apple Street, a new driving range and a covered “alley.” The board had a discussion about the details and mechanics of recommending a waiver of the land development process. The discussion included a question from Mr. Noble regarding setting a precedence of waiving the process in which Ms. Stern Goldstein noted that each project and request before the board has its own circumstances and merit and that she did not feel that this particular waiver would set a precedent for the board. They also discussed the proposed driveway, its future use and a possible condition to limit public access.

Mr. Kologie opened the floor to the audience. Mr. Dave Moulan spoke about his concerns for waiving the land development process. His concerns included the fact the Mr. Spirk was not in attendance this evening, the project created additional impervious surface, which could impact residents of the Township and that the proposal seems to lack information. Mr. Noble explained the 2.5 year history of reviews and discussions as the developer attempted to save the golf course as a recreational use. This waiver would help to accomplish that and the waiver was due to an unseen turn of events for the now owner. Mr. Kologie responded with an explanation of the next steps of this project should the waiver be granted, noting that any applications for future improvements would come before the board.

Ms. McGovern made a comment about the grade / slope of the proposed driveway. Mr. Mease explained the topography of the site and noted he did not feel there would be an issue.

MOTION BY: Mr. Kennedy made a motion to recommend approval of the land development waiver from SALDO Article 4 for the land development plan submission, review and approval procedures for the project (which is limited to the learning center/driving range, bistro alley and access road) subject to the following conditions:

1. The Applicant shall submit a Grading and Stormwater Management Permit Application to the Township and satisfactorily address any review comments from the Township and its professional consultants.
2. The Applicant shall obtain all necessary outside agency approvals and permits.
3. The temporary construction driveway shall be for construction purposes only and shall be restricted from public access.
4. The Applicant shall provide two (2) CDs of all Plans in both a functional AutoCAD format (e.g. .dwg) as well as a static image format (e.g. .jpeg or .pdf).
5. The Applicant shall pay any outstanding escrow balance due to the Township for review of the Plans and preparation of legal documents.
6. The Applicant shall satisfy all these conditions within one (1) year of the date of the conditional approval unless an extension is granted by the Township Council.

SECOND BY: Mr. Carocci

ROLL CALL: 6-0 (Absent: Mr. Hijazi)

IV. MISCELLANEOUS BUSINESS ITEMS

A. REVIEW & DISCUSSION OF DRAFT SLDO AMENDMENTS

Ms. Stern Goldstein provided an overview of the amendments before the Commission which date back to 2006. She explained that the initial goal of the ordinance revisions were to add a four step process for submission of projects as well as update the design standards contained in the ordinance. She noted that over the past 11 years there have been a couple of joint workshop meetings to discuss the revisions. In 2014, Council ultimately decided to scrap the four step process with the goal of spurring economic development. In light of that, what is before the Commission is the proposed updates to the design standards contained in the ordinance.

Ms. Stern Goldstein highlighted some of the changes to the definitions, the “nuts and bolts” of the design standards and touched on some of the proposed revisions to Appendix A. The Commission decided that they would like to break the amendment up into smaller pieces and review them over the course of a few meetings. Mr. Garges told them he would provide a schedule of review so the Commission can review smaller pieces at a time as well as provide some background information including old council meeting minutes and the matter would be discussed at the next meeting.

B. APPROVAL OF MINUTES – MAY 25, 2017

MOTION BY: Mr. Carocci moved for approval of the May 25, 2017 Planning Commission minutes.

SECOND BY: Mr. Kologie

ROLL CALL: 6-0 (Absent: Mr. Kologie)

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

VI. ADJOURNMENT

MOTION BY: Ms. Yerger motioned to adjourn the meeting. The time was 9:05 p.m.

SECOND BY: Mr. Carocci

ROLL CALL: 6-0 (Absent: Mr. Hijazi)

Submitted by: