

Richland Township Planning Commission
Minutes (as Amended)
January 17, 2017

The meeting was called to order at 7:05pm by Chris Fennell

Roll Call was taken. Planning Commission members present: Ed Whitham, Matt Walsh, Chris Fennell, and Mary Sulger.

Township Staff Present: Paul Stepanoff, Twp. Manager; Rich Brittingham, Asst. Twp. Mgr./Zoning Officer; Linc Treadwell, Township Solicitor; Mike Beuke, Boucher & James; Amy Kaminski, Gilmore & Associates; Mike Schwartz, Gilmore & Associates; and Matt Shinton, Gilmore & Associates.

REORGANIZATION:

Nominate and Elect Chairman:

MOTION: Chris Fennell made a motion to nominate and elect Gwen Simek as chairman of the Planning Commission for the year 2017. Ed Whitham seconded the motion. All in favor. Motion carried unanimously.

Nominate and Elect Vice Chairman:

MOTION: Chris Fennell made a motion to nominate and elect Robert Bonomo as Vice Chairman of the Planning Commission for the year 2017. Ed Whitham Seconded the motion. All in favor. Motion carried unanimously.

Approval of December 20, 2016 Minutes

Motion: Matt Walsh made a motion to approve the December 20, 2016 minutes. Mary Sulger seconded the motion. All in favor. Motion carried unanimously.

I. Development

Lehigh Valley Health Network – Traffic Study & Views of Prospective Buildings

Scott Pidcock, Pidcock Engineering returned to the Planning Commission to discuss the elements of traffic improvements and site lines of the buildings. This was a general overview; however, he stated there will be detailed plans provided after the Ordinance amendment is approved. The Zoning Amendment is still being proposed with various uses but would not be exclusive to LVHN.

Traffic: The Traffic Impact Study is currently under review by PennDot. A traffic signal on Rt. 309 will serve the primary access to their facility, and they are proposing to realign Pumping Station Road to accommodate a driveway for the proposed school. They are considering traffic signals or round-a-bouts in multiple locations; they are okay with constructing round-a-bouts if that's what the Township prefers (to eliminate delay and traffic signal maintenance.) They are having ongoing discussions to ensure that the traffic improvements will accommodate both the school district and LVHN.

Site Lines: The tallest building will be no more than 5 stories high; with that there is a 215' setback to the edge of the property but it is unlikely they would be that close. They will supply architectural drawings of building heights compared to the BJs or Lowes in the Township to give the visual of what it would look like.

II. New/Old Business

III. Adjournment

Motion: Chris Fennell made a motion to adjourn the Planning Commission Meeting at 8:00pm. Ed Whitham seconded the motion. All in favor. Motion carried unanimously.

The Next Planning Commission meeting will be Tuesday, February 21, 2017 at 7:00pm

Respectfully Submitted,
Tracey Virnelson
Recording Secretary