

**Richland Township Planning Commission  
Minutes  
March 21, 2017**

The meeting was called to order at 7:00pm by Gwen Simek.

Roll Call was taken. Planning Commission members present: Ed Whitham, Gwen Simek, Michelle Loux, Mary Sulger, Chris Fennell, Matt Walsh, and Robert Bonomo.

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

Approval of January 17, 2017 Amended Minutes

**Motion: Chris Fennell made a motion to approve the amended January 17, 2017 Minutes. Mary Sulger seconded the motion. All in favor, motion carried.**

Approval of February 21, 2017 Minutes

**Motion: Ed Whitham made a motion to approve the February 21, 2017 Minutes. Michelle Loux seconded the motion. All in favor, motion carried.**

**Development:**

- 1. Addition of parcel to the Richland Township Agricultural Security Area**  
The parcel proposed to be added to the Ag Security District is 36-029-078 (Delores Bonk) 58 Meadow Road, approx.119 acres.

**Motion: Matt Walsh made a motion to recommend to the Board of Supervisors to add parcel 36-029-078 to the Richland Township Agricultural Security District. Chris Fennell seconded the motion. All in favor, motion carried.**

- 2. Proposed Ordinance Amendment- Lehigh Valley Health Network**  
Lehigh Valley Health Network is here to discuss a request to amend the Richland Township Zoning Ordinance (Chapter 27) to create a Health Care Campus use to be permitted in the RA -Rural Agricultural and PC -Planned Commercial Zoning Districts. In accordance with the Pennsylvania Municipalities Planning Code, the Board of Supervisors authorized this Planning Commission to review the proposed amendment and submit recommendations for the Board's consideration. The Ordinance in review is Ordinance #277.

**Motion: Gwen Simek made a motion to recommend adoption of Ordinance #277 with the following concerns and/or revisions: (1) More limits on the density and parking spaces; (2) Larger setbacks or a sound barrier on a heliport; (3) Size limitations on retail space; and (4) Occupancy should be related to health care. Robert Bonomo seconded the motion. Vote: 6:1, motion carried. Chris Fennell voted Nay.**

**New/Old Business-** None

**Public Comment:** Joe Grohowski from Portzer Road stated that although the Planning Commission covered most of his concerns, noise may be a nuisance to neighboring properties and would like it to be addressed.

**Adjournment**

**Motion: Robert Bonomo made a motion to adjourn the Planning Commission meeting at 8:10pm. Chris Fennell seconded the motion. All in favor, motion carried.**

Respectfully Submitted,

Tracey Virnelson  
Recording Secretary

The Next Planning Commission meeting will be Tuesday, April 18, 2017 at 7:00pm