

Richland Township Planning Commission
November 15, 2016

The meeting was called to order at 7:05pm by Gwen Simek.

Roll Call was taken. Planning Commission member present: Chris Fennell, Gwen Simek, and Matthew Walsh.

Township Staff Present: Rich Brittingham, Asst. Twp. Mgr./Zoning Officer; Linc Treadwell, Township Solicitor; Stacy Yoder, Boucher & James; Paul Stepanoff, Township Manager;

Approval of the September 20, 2016 minutes

Motion: Chris Fennell made a motion to approve the September 20, 2016 minutes. Matthew Walsh seconded the motion. All in favor. Motion carried unanimously.

I. Development

1. Proposed Ordinance Amendment- Lehigh Valley Health Network
Lehigh Valley Health Network came to discuss a request to amend the Richland Township Zoning Ordinance to permit a Health Care Campus use 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 Planning Commission did not make recommendation on the presentation because they need more information. LVHN will return to the Planning Commission to show the building site design, site lines, and present more traffic information. When they return, Amy Kaminski will also be present to answer traffic questions and how the plan will affect an area in which already has traffic congestion issues.

II. Discussion Items

1. Proposed Zoning Amendment - Clarification of the Ordinance regarding B1 & B1A use standards. A Proposal to revise to Chapter 27 (Zoning), Section 405 (Use Regulations) to add and revise certain regulations relating to B1 Single-family detached and B1A Single-family detached exemption uses; and by revising Chapter 27, Section 1205 (Amendments, Impact Statement) To include B1 Single-family detached use in the School Children per Dwelling Unit Table.

Motion: Chris Fennell made a motion to approve the proposal to revise to Chapter 27 (Zoning), Section 405 (Use Regulations) to add and revise certain regulations relating to B1 Single-family detached and B1A Single-family detached exemption uses; and by revising Chapter 27, Section 1205 (Amendments, Impact Statement) To include B1 Single-family detached use in the School Children per Dwelling Unit Table. Matthew Walsh seconded the motion. All in favor. Motion carried unanimously.

III. New/Old Business - none

IV. Adjournment

Motion: Chris Fennell made a motion to adjourn the meeting at 8:15pm. Matthew Walsh seconded the motion. All in favor. Motion carried unanimously.

Respectfully Submitted,
Tracey Virnelson
Recording Secretary

The Next Planning Commission meeting will be Tuesday, December 20th at 7:00pm