

**NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION**  
**Lehigh Carbon Community College, 4525 Education Park Drive, Schnecksville, PA 18078**  
**Lisa Jane Scheller Community Services Center Building 7 –Room 203 (Parking Lot F)**  
**PLANNING COMMISSION MINUTES OF May 27, 2025**

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**Meeting** brought to order, followed by the Pledge of Allegiance to the flag and a moment of silence at 7:00 p.m., on Tuesday, March 25, 2025 by Chairman Brian Horwith

**Attendance:**

Supervisor Al Geosits	Planning Commission Member Sean Ziller
Planning Commission Chair Brian Horwith	Planning Commission Member John Barto
Planning Commission Vice Chair Bob Korp	Township Zoning Officer Aubrie Miller
Planning Commission Secretary Richard Semmel	Township Engineer Steve Gitch
Planning Commission Member Kathy Crawford	Township Planner Kevin Murphy
Planning Commission Member Jeff Johnson	Township Solicitor Thomas J. Dinkelacker
Planning Commission Member Rich Fuller	

**Minutes** of the April 22, 2025 meeting were approved. Motion made by Sean Ziller, seconded by Jeff Johnson, all others agreed.

1. **LCA KISS Act 537**- Lehigh County Authority Kline's Island Sewer System, Regional Act 537 Plan, presented by Philip M. DePoe
  - Philip M. DePoe presented on the Kline's Island Sewer System process and development. A short history of the project was given along with an overview of what requirements they need to meet.
  - PC Members asked follow up questions about the stormwater infiltration and what action(s) does LCA need from the North Whitehall Township Planning Commission.
    - Discussion of stormwater infiltration centered around historical issues and were addressed by Philip M. DePoe
    - Philip M. DePoe explained that as part of the requirements of their Act 537 project they need to receive letters noting whether or not they had any comments on the project at this time.
    - The Planning Commission did not have any comments at that time. A letter from the Township was sent out confirming that there were no comments.
  - Public Comments:
    - One resident voiced her opinion on a previous project that LCA presented before the Planning Commission in early 2025.
2. **Coplay Apartments** – NWT-22-021, Preliminary, Parcel 5489 0543 8920, 2260 Quarry Street, VR Zone, 3.0777 Acres, 13,375 Bldg sq ft. The plan was presented by Lehigh Engineering, Engineers Lew Rauch and Phil Albright.
  - Keystone Engineers have reviewed the plan and offered their comments and recommendations in a letter dated May 19, 2025.
  - Township Planner's review is contained in his letter dated May 15, 2025
  - Township Zoning Officer's review is contained in her letter dated May 19, 2025
  - Emergency Services Organization's representative review is contained in his letter dated May 22, 2025.
  - PC Members asked about:
    - Supervisor Al Geosits: Questioned the access to the building and what had to be done in order to accommodate the elevation
    - Commissioner Rich Fuller: Asked what actions are the applicant looking for and asked about the potential deferral and what would trigger the development of the sidewalk and curbing
      - Some discussion followed after this ultimately settling on leaving that up to the Board of Supervisors discretion.
    - Commissioner John Barto: Questioned the enforcement policy of the deferral; asked about fencing at boundary with Ranger Lake Gun Club.
    - Commissioner Sean Ziller: No further comments
    - Commissioner Rich Semmel: Voiced his concerns about how close they are to Ranger Lake, and how he is not a fan of the deferral and believe that Building B's access is an issue.
    - Vice Chair Robert Korp: Questioned the connection between the slop and the rail trail
    - Commissioner Kath Crawford: Questioned the maintenance of the stormwater system
      - Will be privately maintained
    - Commissioner Jeff Johnson: Questioned the length and width of the sidewalk and curb that is being requested for deferral
    - Chairman Brian Horwith: Questioned the elevation change, asked if the project creates a hazard that does not exist today and proposed a condition to create a fence on one of the retaining walls

**Sean Ziller motioned to approve the waivers, Jeff Johnson seconded the motion, vote was taken, all agreed, motion carried.**  
**Jeff Johnson motioned to approve the deferral, Kathy Crawford seconded the motion, vote was taken, 5 to 4 the deferral was approved**  
**Motion to approved the plan was approved 8 to 1 in favor of recommending approval of the plan, subject to the proposed conditions.**

3. **4461 Mauch Chunk Road** – Referral for Special Exception, Parcel 5479 37723 2164, C Zoning District, 13,478 Building Sq. ft., 2,704

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Building sq. ft. Presented by Attorney Erich J. Schock.

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- Township Planner and Township Zoning Officer explained that in this case this project will not be coming back to Planning Commission for Land Development. Unlike in most cases this project seeks special exception in order to resolve outstanding zoning violations. Once granted special exception zoning violations can be resolved and conditions for clean up will be given by the Zoning Hearing Board.

**Richard Semmel motioned to move the plan to the Zoning Hearing Board, John Barto seconded the motion, vote was taken, Robert Korp and Sean Ziller abstained, motion carried.**

➤ **Any other items that may be discussed at the discretion of the Planning Commission**

Heather Skorinko presented to garner support to change the zoning ordinance's section on craft distillery. She gave an overview of the history of the project, the conditions she was given by the Zoning Hearing Board, and a defense of her proposed business based on the PA Right to Farm Act.

**An administrative session was held to provide legal advice for upcoming Planning Commission meetings, PC returned at 9:54 PM.**

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Meeting Adjourned: 10:00 PM.

Kevin J. Murphy Jr.

Township Planner/Assistant Zoning Officer

North Whitehall Township