

**NORTH WHITEHALL TOWNSHIP PLANNING COMMISSION**  
**3256 LEVANS ROAD, COPLAY, PA 18037**

**PLANNING COMMISSION MINUTES OF AUGUST 28, 2012**

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**Meeting** brought to order at 7:30 p.m., on Tuesday, August 28, 2012 by Chairman Richard Celmer.

**Attendance:**

Chairman Richard Celmer	John Barto III
Vice Chairman Brian Horwith	William George
Secretary Bruce Stettler	Leonard Nuss
Attorney Lisa Young	Joanne Guth
Supervisor Steve Pany	Jeff Johnson
Planning Administrator Jane Kelly	

**Minutes** of the July 24, 2012 meeting were approved as presented.

**Zoning Districts**

- o **Planning Commission Chairman Rich Celmer** suggested a discussion regarding existing zoning uses and any comments or ideas for changes to these uses.
- o **Planning Commission Vice Chairman Brian Horwith** questioned the handwritten changes on the list, were these previous changes?
- o **Planning Commission member Leonard Nuss** stated the handwritten changes were changes proposed but never adopted.
- o A discussion ensued regarding detention basins and the attention needed to maintain these basins. The homeowners seem to be unaware of the maintenance needed to these basins when they purchase the property with the basins constructed on them. Some of the basins become filled with yard waste and soon become clogged. A few of the Planning Commission members stated the detention basins should be inspected yearly for maintenance.
- o **Planning Commission member Joanne Guth** suggested cluster developments with open space be considered.
- o **Planning Commission Vice Chairman Brian Horwith** stated there is a section in the Zoning Ordinance for Cluster Development, but no one has been interested in developing them in the past.
- o **Township Manager Jeff Bartlett** stated that Cluster Developments need public utilities and maybe 10-20 years down the road the idea might work.
- o **Planning Commission Vice Chairman Brian Horwith** questioned open space or recreation land, who is responsible to maintain the land?
- o **Planning Commission member Jeff Johnson** stated the athletic associations could maintain the land; there are plenty of athletic associations looking for places to play.
- o **Township Supervisor Steve Pany** stated the ACT 537 Plan is in the process of being amended and once it is completed it will dovetail the changes to the Zoning Ordinance, which will include revisions to the Zoning Districts. Maybe the Planning Commission might want to wait until after they review the changes to the ACT 537 Plan and the Zoning Ordinance before making any recommended changes to the Zoning Districts.
- o **Planning Commission Vice Chairman Brian Horwith** questioned who was reviewing and revising the Zoning Ordinance, Supervisor Pany stated the staff was handling this task.
- o **Supervisor Pany** stated the ACT 537 Plan should be available for Planning Commission review at a future meeting with the Zoning Ordinance to follow.

**Jeff Johnson motioned to send the recommended changes to the Zoning Districts Section 306, to the Board of Supervisors as proposed with the handwritten changes, seconded by John Barto III, all agreed.**

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

**Jeanene Bauer, 3216 Jordan Rd, Orefield, distributed copies of an article from the Parkland Press regarding South Whitehall and changes made to their Zoning Ordinance. She expressed her opinion that South Whitehall hired an outside consultant, due to the time consuming task of revising the Ordinance by staff.**

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**John Barto III motioned to adjourn, Brian Horwith seconded, all others agreed**

Meeting Adjourned: 9:00pm  
Jane K. Kelly  
Recording Secretary  
Planning Administrator  
North Whitehall Township