

**EAST ALLEN TOWNSHIP
PLANNING COMMISSION
February 4, 2010**

CALL TO ORDER

The recorded meeting was called to order 7:36PM by J. Eberts who led the pledge of allegiance.

ROLL CALL

Commissioners present were M. Newcomer, C. Milot; absent, T. Shehab, D. Miller, J. Eberts. Others present were Township Engineer, J. Roethke, Township Solicitor, B. Leeson. Recording Secretary, Jenny Snyder.

APPROVAL OF MINUTES

MOTION made by D. Miller to approve the January 7, 2010 Meeting Minutes. Seconded by J. Eberts. VOTE: M. Newcomer, yes; T. Shehab, abstained; D. Miller, yes; J. Eberts, yes. MOTION CARRIED.

PUBLIC COMMENT

There was no public comment

OLD BUSINESS

Farmhouse Mews Preliminary/Final Plan – 8/27/2010

MOTION made by J. Eberts to table Farmhouse Mews Preliminary/Final Plan until the March 4, 2010 meeting. Seconded by T. Shehab. VOTE: M. Newcomer, yes; T. Shehab, yes; D. Miller, yes; J. Eberts, yes. MOTION CARRIED.

King's Acres Self Storage Land Development – 08/27/2010

MOTION made by J. Eberts to table King's Acres Self Storage Land Development until the March 4, 2010 meeting. Seconded by D. Miller. VOTE: M. Newcomer, yes; T. Shehab, yes; D. Miller, yes; J. Eberts, yes. MOTION CARRIED.

Paul and Phyllis Pagel Final Plan – 09/27/2010

MOTION made by J. Eberts to table Paul and Phyllis Pagel Final Plan until the March 4, 2010 meeting. Seconded by T. Shehab. VOTE: M. Newcomer, yes; T. Shehab, yes; D. Miller, yes; J. Eberts, yes. MOTION CARRIED.

Storm Water Management LOT 10 Preliminary/Final Plan – 06/30/2010

MOTION made by J. Eberts to table Storm Water Management LOT 10 Preliminary/Final Plan until the March 4, 2010 meeting. Seconded by D. Miller. VOTE: M. Newcomer, yes; T. Shehab, yes; D. Miller, yes; J. Eberts, yes. MOTION CARRIED.

Lehigh-Northampton Airport Authority Lot Consolidation Plan – 04/09/2010

No action needed. This has been sent to the Board of Supervisors.

Marc Newcomer - Volunteer Position

The board welcomes Marc Newcomer to the Planning Board.

Northeastern ITS Fiber Optic Cable Letter/Information

No action is needed, this is more correspondence.

NEW BUSINESS

East Allen Township – Accessory Uses Zoning Amendment

MOTION made by J. Eberts to recommend the ordinance change as drafted of the East Allen Township – Accessory Uses Zoning Amendment Ordinance. Seconded by T. Shehab. VOTE: M. Newcomer, yes; T. Shehab, yes; D. Miller, yes; J. Eberts, yes. MOTION CARRIED.

Proposed Zoning Amendment Revision – Agricultural/Rural Residential (A/RR) to Limited Planned Commercial District (PC2) – Abraham Atiyeh

MOTION made by D. Miller to recommend the approval of rezoning 7111 Beth-Bath Pike to be rezoned from Agricultural/Rural Residential (A/RR) to Limited Planned Commercial District (PC2). Seconded by T. Shehab. VOTE: M. Newcomer, abstained; T. Shehab, yes; D. Miller, yes; J. Eberts, yes. MOTION CARRIED.

CORRESPONDENCE

Basic Course in Subdivision Review

Seminars will be held for members who are interested in attending on February 23, March 2, and March 9, 2010 6:30PM to 9:30PM. The Planning commission was given the brochure. J. Eberts, D. Miller, and T. Shehab will not be attending these seminars. M. Newcomer will contact J. Snyder if he decides to attend.

East Allen Township – Accessory Uses Zoning

The Planning commission reviewed zoning map and discussed certain parcels. D. Miller suggested looking at the tracts along Route 512 relative to Abraham Atiyeh's rezoning. J. Eberts said they did send this back to the Board of Supervisors for guidance as to what they were looking at for example limiting a certain depth along Route 512. J. Roethke explained the Planning Commission originally was going to do that, and then J. Leeson ended up suggesting the Planning Commission tell them what they are thinking. J. Roethke believed there was a memo sent to the Board of Supervisors stating that the Planning Commission will take this into the New Year. J. Roethke thought D. Seiple would come to one of the Planning Commission meetings at some point to discuss this. J. Eberts suggested they discuss something's tonight and see what the Planning Commission's thoughts are. J. Eberts explained some to M. Newcomer about the Amore property that was zoned A/RR and was changed to Planned Commercial 2. The parcel across the street, the Atiyeh property is going to be changed to Planned Commercial 2 also. Discussion ensued on the Jaendl parcel. T. Shehab thinks this should be handled as a case by case basis. D. Miller agrees. Discussion ensued on turning lanes on Route 512. J. Roethke suggested letting D. Seiple know how the Planning Commission feels about handling this; see what she thinks. D. Miller mentioned they see no need to push to rezone at this time. J. Eberts said it's nice to look at and think about, but does not have to be done right now.

Master Site Plan for Jacksonville Park

J. Roethke mentioned the Master Site Plan for Jacksonville Park to M. Newcomer. To give him insight to what is happening in the Township. D. Miller said he is on the

committee for this, mentioned they have a draft ordinance on this already. There is a public meeting coming up with the Board of Supervisors. C. Milot is also on the Committee. Discussion ensued on parking at the park and the trail as well.

PUBLIC COMMENT

There was no public comment

ADJOURNMENT

MOTION made by T. Shehab to adjourn the meeting at 8:17PM. Seconded by M. Newcomer. VOTE: M. Newcomer, yes; T. Shehab, yes; D. Miller, yes; J. Eberts, yes. MOTION CARRIED.

Respectfully Submitted,
Jennifer Snyder
Planning Secretary