

**EAST ALLEN TOWNSHIP  
PLANNING COMMISSION  
May 6, 2010**

**CALL TO ORDER**

The recorded meeting was called to order 7:34PM 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, Dan Miller, Township Solicitor, J. Leeson. Recording Secretary, Jenny Snyder.

**APPROVAL OF MINUTES**

MOTION made by J. Eberts to approve the February 4, 2010 meeting minutes. Seconded by M. Newcomer. VOTE: M. Newcomer, yes; T. Shehab, yes; D. Miller, yes; J. Eberts, yes. FOUR IN FAVOR. 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 June 3, 2010 meeting. Seconded by D. Miller. VOTE: M. Newcomer, yes; T. Shehab, yes; D. Miller, yes; J. Eberts, yes. FOUR IN FAVOR. 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 June 3, 2010 meeting. Seconded by D. Miller. VOTE: M. Newcomer, yes; T. Shehab, yes; D. Miller, yes; J. Eberts, yes. FOUR IN FAVOR. 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 June 3, 2010 meeting. Seconded by D. Miller. VOTE: M. Newcomer, yes; T. Shehab, yes; D. Miller, yes; J. Eberts, yes. FOUR IN FAVOR. 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 June 3, 2010. Seconded by D. Miller. VOTE: M. Newcomer, yes; T. Shehab, yes; D. Miller, yes; J. Eberts, yes. FOUR IN FAVOR. MOTION CARRIED

## **NEW BUSINESS**

### **City PUC District Request**

Dan Miller of Hanover Engineering explained last year they have applied for a grant and have not gotten it. They were then put on a list for reconsideration this year. Hanover Engineering has spoken with the granting agency whether they could revise the grant. Dan Miller believes that the revision with East Allen Gardens added will not only allow for a bigger grant but will increase the chance of receiving a grant. Dan Miller also explained why the support is needed. J. Eberts asked if the water system was present on Allen Township side along with East Allen Township. Dan Miller answered the water system would be coming from the Allen Township side, one water system for the two municipalities. D. Miller asked what items would enhance the grant application other than being in an intermunicipal. Dan Miller explained a condensed system is more desirable. J. Eberts asked if they are proposing to come off a City of Bethlehem line. J. Eberts questioned who would be handling this, the Municipal Authority. D. Seiple explained there may be a decision made to dissolve the Municipal Authority. Eventually the City of Bethlehem will be coming in and taking over water systems in the Township. MOTION made by D. Miller that the Planning Commission supports the expansion of the city PUC district into East Allen Township. Seconded by T. Shehab. VOTE: M. Newcomer, yes; T. Shehab, yes; D. Miller, yes; J. Eberts, yes. FOUR IN FAVOR. MOTION CARRIED.

### **Proposed Amendment to Zoning Ordinance**

Dan Miller mentioned the Amore property is requesting to consider changing the zoning to allow "agritainment", agricultural related entertainment which pertains to having music, food and presentations in a restored part of their barn facility. J. Eberts mentioned it sounds like a rental to hold functions there. D. Seiple explained the expansion was started after the fire there. D. Seiple also mentioned a vineyard is allowable on Agriculture Rural Residential but a winery not necessarily. D. Seiple explained Amore is processing his wine, selling it and also holding taste testing as well. He would like to expand that into catering and rentals for social events. T. Shehab questioned if the proposed is on the second floor how the facility will meet handicap accessibility. D. Seiple mentioned that those questions are all that would have to be handled when dealing with the Uniform Construction Code permit/application. Numerous operations throughout township are already going on, but Amore wants to rent out banquet upstairs and is more involved.

### **Update the Comprehensive Plan**

D. Seiple mentioned in 2011 it will be ten years since the comprehensive plan has been passed or updated. Usually every ten years the plan would need to be updated. D. Seiple explained J. Leeson had a memo from a couple years ago that highlighted something's that need to be looked at or ended. The Zoning Office has some also as well. D. Seiple explained when zoning changes were made prior for Amore and A. Atiyeh the Board of Supervisors would like the Planning Commission to look at this. Things or certain areas should be commercial or industrial. This would prevent spotty zoning. Discussion ensued on zoning along Route 512 northbound. D. Miller mentioned the Planning Commission discussed this briefly at a Planning Meeting in the fall and the consensus was probably the whole corridor east and west of Route 512 should be some Planned Commercial Zoned. The Planning Commission discussed setbacks for some of the big tracts along there. D. Miller mentioned how planning was struggling with the depth. The Planning Commission was questioning if they should encourage more retail depth or not. T. Shehab mentioned taking this case by case. J. Leeson commented on

topic. D. Miller feels that the infrastructure is there, and something will be developed in some fashion if it's not commercial but possibly higher density residential. Along the frontage of Route 512 potentially would be limited to depth in the district. J. Eberts commented on mixed use and self contained communities with walk ways and maybe even mass transit to come into the area that isn't usually seen in the area.

T. Shehab suggested letting Amore propose plans. J. Eberts mentioned the small narrow road. Discussion ensued on Amore property. J. Eberts questioned if the Planning Commission would like to make some additional zoning changes that would configure with the Comprehensive Plan. D. Seiple will put things together working with J. Snyder and J. Leeson to come up with changes to Subdivision and Land Development and Zoning that need recommendation to change. J. Eberts thinks a lot of the problems coming up in the Township are sewer. J. Eberts mentioned encourage smaller, affordable first time homebuyer homes. J. Eberts suggested to look over the Comprehensive Plan over three month period, then each meeting take sections and talk about what comes up, needs to be changed or looked at. Discussion ensued on water and sewer planning. Some zoning changes or requests have come in, over the years the Board of Supervisors questioned why there have been so many zoning changes or requests. D. Seiple suggested having a joint meeting with the Board of Supervisors as these things are discussed. The Recreation board is working on the Open Space Plan also, and the Planning Commission would be able to review that and make suggestions as well. The Township would like to adopt the Open Space Plan by the end of the year.

#### **NASD Middle School/Elementary School**

D. Seiple mentioned the School District will be back in for planning Middle school/Elementary School. They have submitted one application, but that was denied. They are conducting traffic studies now. The School District plans to build a Middle School and possibly an elementary school in the future. Discussion ensued on traffic pattern that may be proposed. D. Seiple just wanted the Planning Commission to be aware that this will come back to planning when ready.

#### **CORRESPONDENCE**

Some of the correspondence was held under New Business.

#### **PUBLIC COMMENT**

There was no public comment.

#### **ADJOURNMENT**

MOTION made by D. Miller to adjourn the meeting at 9:38PM. Seconded by T. Shehab. ALL IN FAVOR. MOTION CARRIED.

Respectfully Submitted,  
Jenny Snyder