

PLANNING COMMISSION
Hanover Township Northampton County
3630 JACKSONVILLE ROAD
BETHLEHEM, PA 18017

Minutes of the February 2, 2009 Meeting

Meeting #853 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, February 2, 2009, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Joseph Hilton
Paul Kuehne	James Narlesky
Jim Sterner	Kenneth Vail

Hanover Engineering Associates, Inc. represented by Paul Drissel.

Motion was made by Kuehne, seconded by Hilton, to approve the minutes of the January 12, 2009 Planning Commission Meeting.

Hilton, yes; Kuehne, yes; Sterner, yes; Narlesky, yes; Vail, yes; Lawless, yes

ZONING ORDINANCE AMENDMENT
TEXT AMEDMENT TO PROVIDE REGULATIONS FOR SMALL WIND ENERGY
SYSTEMS

Planner Kuehne distributed information on how small wind turbines work along with a Model Zoning Ordinance by the American Wind Energy Association, which has been in operation since 1971. The Airport would also have standards. Airport Flight Business District is not included in Text Amendment.

Planner Sterner stated Small Wind Energy Systems should be a stand alone ordinance. Ordinance should contain metes and bounds and be done in complete fashion. Specifics are not included in proposed amendment. Patios should not be included.

Planner Hilton commented that lower limits should be defined. 100-kilowatts or less is specified. How would the Ordinance apply to a hobbyist with a wind powered generator kit? Is there a model standard?

Construction should be done by a Professional Engineer and designed for a worst case scenario.

Sound/noise is also a consideration.

Planner Kuehne recommends that a retractable awning be allowed, as it provides relief from the heat and could be considered a health benefit.

SMALL WIND ENERGY SYSTEMS Continued

Horizontal should be removed from sentence (1) under (b).

Planner Narlesky noted that the language between subsections is not consistent.

Motion was made by Lawless, seconded by Kuehne, recommending approval of Zoning Ordinance Text Amendment to Provide Regulations for Small Wind Energy Systems.

Hilton, no; Kuehne, no; Sterner, no; Narlesky, no; Vail, no; Lawless, no

Motion was made by Lawless, seconded by Narlesky, recommending to the Board of Supervisors the following changes to Zoning Ordinance Text Amendment to Provide Regulations for Small Wind Energy Systems.

1 – The Planning Commission strongly recommends the Ordinance, as it pertains to Small Wind Energy Systems, be a stand alone Ordinance under a separate section.

2 – Planning recommends that any final Ordinance take into consideration the model ordinance, which is published by the American Wind Energy Association, a copy of which is attached hereto. Final Ordinance should incorporate any applicable recommendations of other national standard organizations such as ANSI, the National Electric Code, as well as FAA regulations.

With regards to patios, the Planning Commission makes the following recommendations:

The language from Section 5, sub section (a) (4) and (b) (3) should be consistent.

The language from Section 5, sub section (a) (6) and (b) (4) should be consistent.

Section 5 under (b) (1) – The word horizontal should be stricken from this paragraph.

Planning requests that the Board of Supervisors give consideration to retractable awnings within the final Ordinance.

Hilton, yes; Kuehne, yes; Sterner, yes; Narlesky, yes; Vail, yes; Lawless, yes

ZONING ORDINANCE AMENDMENT

TEXT AMENDMENT TO PROVIDE FOR DEFINITIONS OF BEE AND APIARY AND AMENDING CERTAIN OTHER DEFINITIONS

Text Amendment was discussed by Planners.

Motion was made by Lawless, seconded by Hilton, to advise the Board of Supervisors that the Planning Commission has reviewed this Zoning Ordinance Text Amendment to Provide for Definitions of Bee and Apiary and Amending Certain Other Definitions, and lacking any specific scientific expertise with bees or bee keeping, Planning makes no comment.

Hilton, yes; Kuehne, yes; Sterner, yes; Narlesky, yes; Vail, no; Lawless, yes

ENGINEER'S REPORT

Drissel advised that the Planning Commission will receive additional Zoning Ordinance Amendments for review.

PLANNING COMMISSION

With regard to future amendment reviews, Planners request copies of all pertinent information such as any letters from Zoning concerning the basis or impetus for the proposed text changes and other background information and data to enable an informed decision.

Sylvia McLaughlin
Clerk – Planning Commission

