

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

Minutes of the April 6, 2009 Meeting

Meeting #855 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, April 6, 2009, and convened at 7:30 P.M.

Planning Commission members in attendance:

Joseph Hilton	Paul Kuehne
James Narlesky	Jim Sterner
Kenneth Vail	

Hanover Engineering Associates, Inc. represented by Charles M. Schmalzer, P.L.S.

Motion was made by Narlesky, seconded by Vail, to approve the minutes of the March 2, 2009 Planning Commission Meeting.

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

AGENDA

FARMHOUSE MEWS Keith Lawler of Keystone Consulting Engineers requested that Preliminary Plan review be withdrawn. Letter is dated April 2, 2009.

VILLAGE VIEW PARK This is an addition to Planning Commission Agenda.

ZONING ORDINANCE AMENDMENT

DRIVE-IN SHOPPING

Amendment was reviewed by Planners. Original parking calculations will not be impacted. Present parking will not be disturbed. Preferred parking will be added to enable Drive-In Shopping. Weis/King, located on Crawford Drive, will establish this area north of the store next to the designated handicapped parking spaces. Drive-In Shopping offers a public convenience to customers.

Motion was made by Hilton, seconded by Narlesky, to send a letter to the Board of Supervisors informing them that the Planning Commission finds the Drive-In Shopping Zoning Ordinance Amendment acceptable with no additional comments.

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

ZONING ORDINANCE AMENDMENT  
RESTAURANTS WITH DRIVE-THRU WINDOWS

Amendment was reviewed by Planners. Restaurants with Drive-Thru Windows will be a Conditional Use in the C-1 Zoning District. They will not be permitted in the C-2 Zoning District.

Stacking area for the drive-thru is a separate issue apart from the parking calculations required for the sit-down restaurant.

Numbering should be corrected under SECTION 4 – ARTICLE XIV.

Correct numbering is 185\_54 and 185\_54E.(21).

Motion was made by Hilton, seconded by Vail, to send a letter to the Board of Supervisors offering the following comments. Under SECTION 4: ARTICLE XIV Zoning Hearing Board. 184.54 should be corrected to 185-54 and 185.54E.(21) should be corrected to 185-54E.(21).

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

ZONING ORDINANCE AMENDMENT  
PATIOS AND DECKS

Amendment was reviewed by Planners. Amendment specifies awning attachment to the wall, whereby attachment can also be made to the roof. Corrections to the wording on pages 2 and 3 are recommended.

Motion was made by Hilton, seconded by Sterner, to send a letter to the Board of Supervisors with the following comment: on Page 2 under Item (4) and on Page 3 under Item (3)

The last paragraphs on both pages should read as follows: Such retractable awnings shall be attached to the dwelling and shall not be supported by any other poles, posts or other supports. The words “the wall of” should be deleted.

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

ZONING ORDINANCE AMENDMENT  
REGULATIONS FOR SMALL WIND ENERGY SYSTEMS

Amendment was reviewed by Planners. Revision of last sentence on Page 4, second paragraph under (9) is recommended.

Motion was made by Hilton, seconded by Kuehne, to send a letter to the Board of Supervisors with the following comment: On Page 4, second paragraph under (9) – sentence should be corrected to read as follows: The design of any wind turbine shall address reasonably foreseeable mechanical and electrical damage to the structure, the turbine or electrical system of the principal structure due to high wind, lightning and/or power company outages.

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

ZONING ORDINANCE AMENDMENT  
SMALL WIND ENERGY SYSTEMS AS AN ACCESSORY USE

Amendment was reviewed by Planners.

Motion was made by Hilton, seconded by Vail, to send a letter to the Board of Supervisors informing them that the Planning Commission finds the Small Wind Energy Systems as an Accessory Use acceptable with no additional comments.

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

PLANNING

Planners request that Zoning Ordinance Amendments be presented to the Planning Commission for comments prior to being advertised.

VILLAGE VIEW PARK

Overall objective and plan for the park is acceptable to the Planning Commission.

Motion was made by Hilton, seconded by Sterner, to send a letter to the Board of Supervisors informing them that the Planning Commission is in agreement with the grant proposal, as the park proposal is in compliance with the Comprehensive Plan, conforms with the Township Zoning Ordinance and the Planning Commission agrees with the proposal to apply for funding.

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

ENGINEER'S REPORT

Jaindl is preparing to reconstruct the Crawford/Brodhead/Route 512 intersection.

Sylvia McLaughlin  
Clerk – Planning Commission





