

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

Minutes of the July 13, 2009 Meeting

Meeting #858 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, July 13, 2009, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Joseph Hilton
Paul Kuehne	James Narlesky
Kenneth Vail	

Hanover Engineering Associates, Inc. represented by James Birdsall, P.E.

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

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

Motion was made by Kuehne, seconded by Vail, to approve the minutes of the June 1, 2009 Planning Commission Meeting.

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

O'GRADY QUINLAN ACADEMY OF IRISH DANCE 57 South Commerce Way Suite 300
Conditional Use Plan

Lynn Sinkovits (Liberty Property Trust) Maureen O'Grady (Owner)

Flex building at 57 South Commerce Way currently contains no manufacturing. Some distribution remains. Proposed dance studio, consisting of 7200 square feet, would be located next to existing Kids in Co-op.

Presently, dance studios are located on Broad Street in Bethlehem, Allentown, Macungie and New Jersey. This facility would replace the studios in Bethlehem and Allentown.

O'Grady advised there are 175 families with 200 students in the four present locations.

A yearly recital is held at the Allentown Symphony Hall in Allentown. Dancers offer their talents at Musikfest, Celtic Fest, nursing homes, etc.

Two instructors teach an average of 10 to 25 students per hour. Times are staggered from 4:30 to 9:30 p.m. A parent is requested to stay with students aged 4 and 5, also, when there is a student with a disability. The class for 4 and 5 year olds is not larger than 10 students.

Presently, there are 3 or 4 students with a driver's license. There are 4 college students who return during the summer months.

Occasional summer classes would begin at 9:00 a.m.

O'GRADY QUINLAN ACADEMY OF IRISH DANCE Continued

Planners were concerned about sufficient parking. 22 parking spaces are being provided for proposed use. There are also 14 parking spaces unclaimed. Sinkovits advised the Kids in Coop required 50 spaces whereas 67 parking spaces were given to them. Parking would be available from businesses closing at 5:00 p.m. Parking is unreserved with nothing allocated or marked on the lot.

Students would enter/exit via front door. Rear exit will be an emergency exit only.

Floor Plan presented at this meeting must be reviewed by the Township Engineer.

Traffic movement is a concern. A drop off/pick up area should be designated to assure safe conditions for students. Consideration should be given to a directional driving pattern. Children should be transported in a clockwise pattern. Trucks should enter to the east side of the building with sign designating no entry for trucks where proposed dance studio and Kids in Co-Op are located.

Motion was made by Lawless, seconded by Vail, to send a letter to the Board of Supervisors recommending approval of the Conditional Use Application for the O'Grady Quinlan Academy of Irish Dance subject to the satisfaction of all conditions outlined in letter from Hanover Engineering dated July 7, 2009. The Planning Commission recommends that the landlord give consideration to establishing a drop off zone for this new use and/or establish an appropriate traffic pattern, giving due consideration for the safety of the children entering/exiting the new dance academy as well as the other tenants and uses. Planning also recommends that a note be added to the lease indicating normal hours of operation. Should any special event be planned for off hours, note should stipulate that occupancy and parking must be adequate to serve that need.

Hilton, no as he feels we are not firm enough on the traffic pattern issue

Kuehne, yes; Narlesky, yes; Vail, yes; Lawless, yes

ENGINEER'S REPORT

Birdsall advised Planners on development status within the Township.

Sylvia McLaughlin
Clerk – Planning Commission