

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

Minutes of the September 12, 2011 Meeting

Meeting #878 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, September 12, 2011, and convened at 7:30 P.M.

Planning Commission members in attendance:

Susan Lawless	Paul Kuehne
Jim Sterner	Kenneth Vail
Barry Check	

Hanover Engineering Associates, Inc. represented by James Milot

Cancellation of the August 1, 2011 Planning Commission Meeting was properly advertised.

Approval of the minutes of the July 11, 2011 Planning Commission Meeting was tabled due to the lack of a quorum of Planners attending that meeting.

ZONING ORDINANCE AMENDMENT TO CHAPTER 185
PROVIDING A DEFINITION OF "GROUP HOME"

Chairwoman Lawless asked if it is implicit that Group Homes go through a typical building code type of inspection. Milot advised that all homes would be inspected for compliance.

Planner Vail questioned whether the definition of family is broad enough. Definition doesn't recognize significant others, cohabitating couples. Does the State have a definition for family?

Planners discussed the fact that an unlicensed Group Home would not go through the licensing process under a State review. Inspection responsibility, therefore, would be with the Township Zoning Officer.

Motion was made by Lawless, seconded by Sterner, to send a letter to the Board of Supervisors questioning whether the definition of "Family" under Section 2 is broad enough to include the ever widening concept of "Family", such as cohabitating but not married couples, to meet the purposes of this Amendment. The Commission offers this comment for consideration noting that a broad definition of "Family", as used in this Ordinance, may conflict with the definition of "Family" found in other sections of Township's Zoning Ordinances.

Under Section 4 – I (5) (a) – Number of Occupants - This section is ambiguous in that it is not defined as to which Township official will apply the criteria to an unlicensed facility. It should be made clear that it is the Township Zoning Officer.

Kuehne, yes; Sterner, yes; Vail, yes; Check, yes; Lawless, yes

ZONING ORDINANCE AMENDMENT
ADDITION OF SECTION 185-40A "AIRPORT OVERLAY DISTRICT"

Proposed Amendment is based on PA Act 164 of 1984. A blanket free for all is given to the Department of Aviation. Proposal is overly burdensome. Submissions must be made to the Bureau of Aviation who determines if there is any intrusion. They also make a decision as to whether their decision can be appealed.

Noise is a hazard to the residents. Nothing pertains to minimizing aircraft noise.

The Township already has an AFHBD (Air Flight Highway Business District).

The Township height restriction per existing Ordinance is 35 feet and 38 feet for two stories in the AFHBD.

Existing trees located on Airport property exceed the height stipulations and should be properly maintained by the Airport.

After extensive discussion of proposed Amendment, a motion was made by Lawless, seconded by Check, to send a letter to the Board of Supervisors stating that the Planning Commission's general view of this proposed Amendment is that it is overly broad and will be extremely burdensome. The Planning Commission further recommends that the perceived goal of this Amendment be achieved in a less intrusive manner by conducting a review and revision to the Township's existing Airport Overlay District. Without additional information, such as PennDot materials introducing this proposed Amendment, the motivating factors for introducing this Amendment and the consequences if this Amendment is not adopted, the Planning Commission withholds further comments at this time.

Kuehne, yes; Sterner, yes; Vail, yes; Check, yes; Lawless, yes

Sylvia McLaughlin
Planning Commission Clerk

