

PLANNING COMMISSION
Hanover Township Northampton County
3630 JACKSONVILLE ROAD
BETHLEHEM, PA 18107

Minutes of the February 1, 2016 Meeting

Meeting #924 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, February 1, 2016 and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Susan Lawless
Barry Check	Richard Kanaskie
Vivian Zumas	Dale Traupman

Hanover Engineering Associates, Inc. represented by James Milot.

REORGANIZATION

On the motion of Check, seconded by Traupman, the Planning Commission approved to re-appoint Kenneth Vail as Chairman.

Lawless, yes; Check, yes; Kanaskie, yes; Traupman, yes; Vail, abstain

On the motion of Vail, seconded by Kanaskie, the Planning Commission approved to re-appoint Susan Lawless as Vice-Chairman.

Lawless, abstain; Check, yes; Kanaskie, yes; Traupman, yes; Vail, yes

On the motion of Lawless, seconded by Kanaskie, the Planning Commission approved to re-appoint Barry Check as Secretary.

Lawless, yes; Check, abstain; Kanaskie, yes; Traupman, yes; Vail, yes

On the motion of Lawless, seconded by Vail, the Planning Commission approved to re-appoint Sylvia McLaughlin as Clerk.

Lawless, yes; Check, yes; Kanaskie, yes; Traupman, yes; Vail, yes

Due to the withdrawal of the Transitional Care Facility, the Planning Commission Meeting scheduled on January 11, 2016 was canceled.

MINUTES

Motion was made by Vail, seconded by Lawless, to approve the minutes of the December 7, 2015 Planning Commission Meeting.

Lawless, yes; Check, yes; Kanaskie, yes; Traupman, yes; Vail, yes

VALLEY WELLNESS CENTER Northgate II, Lot 4 4145 Airport Road
Preliminary Land Development Plan
Joseph Civitella (McTish, Kunkel & Assoc.) Dr. Steven Mortazivi Bryan Ollinger

Applicant requested guidance and direction from the Planning Commission before going forward with a Land Development Plan.

The number of parking spaces was discussed. Township requirement for a Medical Building would be 380 spaces. Civitella stated upon checking neighboring municipalities, their definition listed for a Recreation/Exercise Club would require 200 to 270 parking spaces. Proposed facility would equate to L A Fitness or the West End Racket Ball Club. Included is a 4 lane pool – hot tub – therapy pool – basketball court – multi-purpose rooms – 8000 square foot fitness area – elevated track – salon – spa – café. Civitella advised that calculating separate uses equated to 240 parking spaces. Township Engineer Milot stated the Applicant is in line with requirement for a General Office Building with calculations at .4 spaces for 100 square feet. Proposed facility will be recreational, not competitive. It will be a private club, requiring membership. Building occupancy with maximum number of people was discussed. Chairman Vail stated the Township Ordinance, as written, does not contemplate proposed occupancy. Parking should be provided relative to proposed operation without having excess. It is expected that Innovation Way will be posted No Parking. Parking requirement will be determined by the Township Zoning Officer.

Adjustments will be made to enable meeting the minimum required berm height of three (3) feet measured from the finished first-floor grade of proposed Center.

Existing berm at the northeast corner of site does not meet requirement. An exhibit should be provided to show how the line of site would impact the homes across the road. Determination will be made by the Township Zoning Officer.

A southbound Airport Road right turn lane into Innovation Way is required. The individual lots within Northgate II are required to fund proportional amounts toward this improvement. Applicant requests that this be a stand along project. Planners commented that the Township would not want to become the general contractor for this project. This issue should be discussed and resolved with further direction given from the Township Manager.

Stormwater volume runoff curve numbers were based on Hydrologic Soil Group B. Civitella advised their testing shows the soils more consistent with Group C. Waiver will be requested to use C in their calculations. This will be reviewed by the Township Engineer along with their geologist.

Waiver will also be requested regarding the minimum infiltration rate. Applicant proposes 0.1 per hour.

Waiver will be requested from providing a Noise Study.

Deferrals will be requested from providing sidewalks and curbing along Airport Road.

Comments were received from the Shade Tree Commission.

COURTESY OF THE FLOOR

Township resident Diane Donaher introduced herself to the Planning Commission. She is the Director of Community and Economic Development at the Northampton County Courthouse.

ENGINEER'S REPORT

Milot had nothing to report.

Sylvia McLaughlin
Clerk – Planning Commission

