

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

Minutes of the July 10, 2017 Meeting

Meeting #936 of the Hanover Township Northampton County Planning Commission was held at the Hanover Township Municipal Building, 3630 Jacksonville Road, Bethlehem, Pennsylvania, Monday, July 10, 2017, and convened at 7:30 P.M.

Planning Commission members in attendance:

Kenneth Vail	Barry Check
Richard Kanaskie	Paul Pugielli
Dale Traupman	

Hanover Engineering Associates, Inc. represented by James Milot.

Planning Commission meetings scheduled on May 1 and June 3, 2017 were canceled as nothing was submitted for review.

Motion was made by Check, seconded by Vail, to approve the minutes of the April 3, 2017 Planning Commission Meeting.

Lawless, yes via email; Check, yes; Kanaskie, yes; Pugielli, yes; Traupman, abstain;
Vail yes

CHRISTMAS CITY SPIRITS, LLC Limited Distillery 167 N. Commerce Way
Conditional Use Application

A Limited Distillery consisting of 1,338 square feet is proposed in Building 1 of the existing three building development. Interior fit-out is proposed ... no exterior improvements. Facility will have one (1) full time employee and a second part-time employee. Site is for production only and will not be open to the public for tours or tasting. Existing on-site parking and loading facilities will be utilized.

Applicant must comply with all Township Performance Standards.

Documentation required from the City of Bethlehem confirming that adequate water service is available.

Documentation required from Bethlehem Township confirming that adequate sanitary sewer service is available. Information regarding additional sanitary sewer flows and any pre-treatment should be provided.

Fire Marshal review is required. Fire detection, suppression system, material stored on premises as well as emergency egress should be reviewed.

CHRISTMAS CITY SPIRITS Continued

Consultant Terry DeGroot, who was not in attendance, was contacted and responded to Planners inquiries via speaker phone.

To date, there has not been a review by the Township Fire Marshal. Applicant will comply with the UCC Codes with respect to fire safety. The low quantity of alcohol produced in this facility falls under Category H.

Christmas City Spirits will provide Safety Data details. No dangerous chemicals or questionable products are used.

Pallet racks are basically storage racks. Fork lift is not needed.

Final product is placed in bottles and sent out in cases.

Deliveries would probably be 2 or 3 times per week.

Motion was made by Vail, seconded by Check, to send a letter to the Board of Supervisors recommending approval of proposed Christmas City Spirits Conditional Use Application subject to the following conditions:

- 1 – Compliance with all items outlined in letter from Hanover Engineering dated July 6, 2017.
- 2 – Notation be added to Plan confirming that there will be no on-site consumption or tours of proposed facility.
- 3 – Fire Marshal review of the Plan to include but not limited to fire detection and suppression systems, emergency egress and Safety Data Sheets to be provided by the Applicant.

Check, yes; Kanaskie, yes; Pugielli, yes; Traupman, yes, Vail, yes

ENGINEER'S REPORT

Milot reported that regular traffic flow on Brodhead Road in Hanover Township will resume tomorrow, July 11.

Detour in the near future coming from Bethlehem Township toward Hanover Township, closing Brodhead Road to east bound traffic. There will only be west bound traffic.

PLANNING COMMISSION

When there are special events, such as the Swim Meet on July 10, 2017, there is no parking available for the public as well as members of the Commission to get into the Municipal Building to conduct scheduled meeting. Designated parking at these times is requested.

PLANNING CHAIRMAN

Ken Vail offered his resignation from the Planning Commission for personal reasons.

COURTESY OF THE FLOOR

Jim Smith, 4688 Bath Pike, residence at the northeast corner of Route 512 and Southland Drive, stated is has witnessed many close calls and concerned about safely at the Route 512/Southland Drive intersection. Smith would like to see some type of warning sign for the traffic signal at this intersection. Traffic coming south pays little attention to the light. The flashing light on Crawford Drive, warning people of the curve, is a positive sign.

Milot and Planners advised that approval would be needed from Penn Dot. Smith could contact the Township Manager and the Board of Supervisors who could relay concerns to Penn Dot.

Smith stated the property next to him is for sale and he asked what is proposed. He was advised that nothing has been submitted to date.

Sylvia McLaughlin
Clerk – Planning Commission

