

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

Minutes of the November 7, 2022 Meeting

Meeting #974 of the Hanover Township Northampton County Planning Commission scheduled for Monday, November 7, 2022 was convened at 7:30 p.m. by Barry Check, Chairman.

Planning Commission members in attendance:

Barry Check, Richard Kanaskie, Dale Traupman, Martin Gilchrist, Gordon Campbell

Others in attendance:

James Milot, Hanover Engineering Associates, Inc.

Judy Holladay, Planning Commission Clerk

Bob Turner

Sue Turner

Lauren Turner

REVIEW OF MEETING MINUTES

A motion by M. Gilchrist seconded by D. Traupman to approve the minutes of the August 1, 2022 Planning Commission meeting as presented was unanimously approved.

Vote: Traupman, yes; Gilchrist, yes; Campbell, yes; Kanaskie, yes; Check, yes

DEVELOPMENTS, PLANNING & ZONING

- L Wellness Center Conditional Use, 81 Highland Avenue, Suite 240

Susan Turner, Co-owner of L. Wellness LLC, briefed the Commission on the personal services of L Wellness, (esthetics/massage), and reviewed the letter from Hanover Engineering regarding the Conditional Use Approval Application.

A motion by R. Kanaskie seconded by D. Traupman recommending that the Board of Supervisors grant conditional use approval with any waivers that may be needed to the extent deemed necessary by the Zoning Officer and Township Engineer per the letter dated November 4, 2022 from Hanover Engineering was unanimously approved.

Vote: Traupman, yes; Gilchrist, yes; Campbell, yes; Kanaskie, yes; Check, yes

- East Upland Rezoning Request

The applicant has requested a recommendation from the Planning Commission to amend the zoning map to include Lots 2 and 3 within the PIBD zoning district. Following discussion of the matter, the following motion was made.

A motion was made by B. Check and seconded by G. Campbell to recommend that the Board of Supervisors deny a Zoning Ordinance Map Amendment for Hanover Township Chapter 185 Section 185-8 Rezoning Commercial Center District (C-2) to Planned Industrial Business District (PIBD) at 300 Gateway Drive for the following reasons:

- **Creates a non-conforming use**
- **Could potentially create access concerns along a private roadway due to higher intensity industrial related uses**
- **Potential incompatibility with the existing uses in the area**
- **No compelling reasons to change the zoning based on the current information**

Vote: Traupman, yes; Gilchrist, yes; Campbell; yes; Kanaskie, yes; Check, yes

COURTESY OF THE FLOOR

No public was present.

ENGINEERING REPORT

Mr. Milot stated that the Township is checking into applying to the Covid 19 ARPA PA and Non-PA Small Water and Sewer grant programs. A letter of recommendation is needed from the Planning Commission.

A motion was made by M. Gilchrist and seconded by R. Kanaski recommending that the Board of Supervisors make application for any applicable sewer and water grants based on the objectives of our Comprehensive Plan and the needs as outlined by the Board of Supervisors.

Vote: Traupman, yes; Gilchrist, yes; Campbell; yes; Kanaskie, yes; Check, yes

Mr. Milot requested that everyone review the Traffic Impact Fee Advisory Committee background documents and be prepared to discuss them at the December meeting. Paul Pugieli will be joining the group.

ADJOURNMENT

B. Check adjourned the meeting at 8:47pm.

Respectfully submitted,

Judy Holladay, Planning Commission Clerk