

TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA
PLANNING COMMISSION

REGULAR SESSION

MINUTES

APRIL 21, 2022

The Regular Session of the South Whitehall Township Planning Commission was held on the above date in the Township Municipal Building located at 4444 Walbert Avenue, Allentown, Lehigh County, Pennsylvania.

Members in attendance:

William H. MacNair, Chairman
Brian Hite, Vice-Chairman
Alan Tope, Secretary
Diane E. Kelly
Mark Leuthe

Staff members in attendance:

Gregg Adams, Planner
Laura Harrier, Zoning Officer
David Manhardt, Director of Community Development
Anthony Tallarida, Assistant Township Engineer
Paul North, Assistant Township Solicitor

AGENDA ITEM #1 – CALL TO ORDER

Chairman MacNair called the meeting to order at 7:30 p.m. He announced that all meetings are electronically monitored. He announced that Allentown Dunkin Drive Thru Major Plan 2021-105 had been removed from the evening's agenda at the request of the applicant.

AGENDA ITEM #2 – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES

Chairman MacNair led the assembled in the Pledge of Allegiance.

Mr. Adams called the roll and read the meeting rules.

Chairman MacNair announced that he and Mr. Tope had not been reappointed to the Planning Commission and that this would be their last meeting on the Commission. He thanked staff, the Township Engineer, Township Solicitor and the other members of the Planning Commission for their assistance and support.

Mr. Tope remarked that he has served about 40 years on the Planning Commission and felt that it had been a great experience. He thanked the Board of Commissioners past and present for the chance to serve his community.

Mr. Leuthe thanked both for their service and apologized for the circumstances leading to their retirement from the Commission.

AGENDA ITEM #3 – APPROVAL OF MINUTES

Chairman MacNair announced that the minutes of the March 17 and March 29, 2022 meetings were distributed prior to this evening's meeting for review and comment. Chairman MacNair asked the members if they had any changes to the minutes of the March 17, 2022 meeting. Hearing none, Chairman MacNair called for a motion to approve the minutes as submitted. Chairman MacNair made a motion to that effect. Mrs. Kelly seconded the motion and it passed unanimously, 4-0, with Mr. Leuthe abstaining. Chairman MacNair asked the members if they had any changes to the minutes of the March 29, 2022 meeting. Hearing none, Chairman MacNair called for a motion to approve the minutes as submitted. Chairman MacNair made a motion to that effect. Mr. Tope seconded the motion and it passed unanimously, 5-0.

Mr. Leuthe opined that the minutes should be more detailed for the assistance of the Commission and the applicants.

Director Manhardt stated that the Board of Commissioners prefers slimmed-down minutes and described the Granicus feature that places markers at points along the video recording to allow viewers to find a specific point in the meeting more quickly. He noted that the style of the minutes is at the pleasure of the Board.

AGENDA ITEM #4 – COMPREHENSIVE PLAN UPDATE SUMMARY

Director Manhardt stated that there had been a Comprehensive Plan Workshop the previous week in which the synthesized Overall Goals had been reviewed and the comments regarding Resource Protection had been gathered. He stated that he will be setting up a comments page on the Comprehensive Plan webpage to collect comments for each "draft Chapter" that has been reviewed by the Planning Commission.

AGENDA ITEM #5 – SUBDIVISION REVIEW

Item removed from the agenda at the request of the applicant.

AGENDA ITEM #6 – TRANSPORTATION INFRASTRUCTURE UPDATE

Director Manhardt started by reviewing the LVPC Transportation Improvement Plan (TIP). He noted that that the LVPC integrated the Long-Range Transportation Plan (LRTP) into the Regional Comprehensive Plan and that it must be updated every two years. He reviewed the South Whitehall Township projects currently on the LRTP:

- The Route 309/Tilghman Street Interchange Project, which is moving forward, acquiring properties and realigning utilities.

- The Route 22 Widening Project, which is currently between the Airport and 15th Street Exit.
- The PA Route 309 Resurfacing Project, which is moving up the list due to more funding available. It is located between Walbert Avenue and North Whitehall and includes turning lanes, restriping, shoulder widening and signal upgrades. He noted that the Township has pushed coordination with the HOP Department, particularly with the proposed Wawa.

Mr. Hite inquired as to whether North Whitehall was involved. He noted significant development in the works along Kernsville Road and PA Route 309.

Director Manhardt stated that they were. He noted that an in-person meeting with SWT has been requested.

Chairman MacNair inquired as to whether PennDOT was looking at turn lanes for minor intersections.

Director Manhardt stated that PennDOT is looking at all intersections to upgrade with either turning lanes or road widening. He stated that the Township is trying to get the Ridgeview Drive intersection into the project. He noted that, with the Route 22 Widening Project, PennDOT is running into issues with the bridges west of the 15th Street Exit.

Mr. Hite noted that the Route 22 Widening Project will likely concentrate on longer accel/decel lanes rather than widening.

Director Manhardt reviewed the Mauch Chunk Road Signalization Project, noting that the Project will include upgrading the two signals at Girard and Scherersville, adding a light at Presidential Drive, and coordinating the timing across all three intersections.

Mr. Hite inquired as to whether Schadt Road intersection would be included.

Director Manhardt stated that it would not. He noted that there are Intelligent Traffic System (ITS) sign upgrades proposed, including one on PA Route 309, to alert motorists to traffic issues.

Mr. Hite stated that the ITS coordinates with the Turnpike.

Director Manhardt reviewed the Cedar Crest Boulevard/US Route 222 Culvert Replacement Project, a mid-range project tied to the King George Inn. He stated that the project should move forward between 2025 and 2031. He noted that it would resolve some serious stormwater issues in the area.

Chairman MacNair inquired as to signalization coordination at Cedar Crest Boulevard and US Route 22.

Director Manhardt stated that it is not on the current TIP but could be on the "Unmet Needs" list. He reviewed the Jordan Creek Greenway at Jordan Creek Road Project, currently on the Long Range List for work between 2031 and 2045. He stated that it may get bumped up if the Greenway Project gets closer to fruition in that area.

He stated that all relevant documents are available on the LVPC website and the PennDOT website. He noted that the US Route 22 and Lincoln Avenue Intersection Project to slow traffic through that intersection is on the “Unmet Needs” List. He reviewed the PennDOT website and requested that the Planning Commission members think of projects to add to the TIP and LRTP as we work through the Comprehensive Plan process. He stated that prioritization of projects helps move them forward.

Mr. Tallarida stated that PennDOT typically concentrates on big regional projects. He stated that this Commission can think of Township projects through the Comp Plan process. He noted that the Official Map is one tool and described the road classifications and future roads features. He suggested looking at the Official Map for possible changes and additions. He suggested that the Commission look at areas under development to point out local improvements that can be added to a Future Enhancements Plan.

Director Manhardt stated that the Comprehensive Plan is a big picture item, while the Official Map is a more focused one.

AGENDA ITEM #7 – COURTESY OF THE FLOOR

Mr. Hite thanked Mr. Tope and Chairman MacNair for their service and mentorship and stated his belief that the Township is better for it.

AGENDA ITEM #8 – ADJOURNMENT

Chairman MacNair requested a motion to adjourn at 8:18 p.m. Chairman MacNair made the motion, Mr. Tope seconded the motion and it passed unanimously.

ADOPTED THIS DATE: May 19, 2022

ATTEST:

Secretary

Chairman