



Lehigh Valley Planning Commission

LIESEL DREISBACH  
Chair

STEPHEN REPASCH  
Vice Chair

JOHN DIACOGIANNIS  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

**LEHIGH VALLEY PLANNING COMMISSION**

**Thursday, February 23 at 7:00pm**

**LVPC Conference Room**

**Lehigh Valley Planning Commission Minutes**

The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, February 23, 2016 at 7:00pm in the Lehigh Valley Planning Commission's conference room located at 961 Marcon Boulevard, Suite 310, Allentown, PA.

Ms. Dreisbach chaired the meeting.

Ms. Willis took roll call.

**Members in attendance:**

**Lehigh County**

Percy Dougherty, Karen Duerholz, Steven Glickman, Rick Molchany, Christina Morgan, Sara Pandl, Kathy Rader, Stephen Repasch, Kevin Schmidt, Christine Weaver, Donna Wright

**Northampton County**

Gordon Campbell, Gene Clater, John Diacogiannis, Liesel Dreisbach, George Gemmel, Tim Herrlinger, Kevin Lott, Tom Nolan, David O'Connell, Pam Pearson, Hayden Phillips, Michael Reph, Tina Roseberry

**Members absent:** Armand Greco, Kent Herman, Ed Hozza, Steven Neratko, Brad Osborne, Julie Thomases, Christen Borso, Charles Elliott, Darlene Heller, Bob Lammi

**Staff present:** Becky Bradley, Erin Willis, Tamara Mittman, George Kinney, Geoff Reese, Tracy Oscavich, John von Kerczek, Justin Barclay, Brian Hite

**Public present:** Lou Gombocz, Jr., WFMZ

**COURTESY OF THE FLOOR:** none

**MINUTES**

After a brief review, the minutes of the January 26, 2017 meeting were moved for approval by Mr. Repasch. Ms. Wright seconded the motion. The motion carried with Mr. Nolan, Mr. Reph, Ms. Pandl and Mr. Clater abstaining.

**CHAIRWOMAN'S REPORT**

None

## **COMMITTEE REPORTS**

### **Comprehensive Planning Committee**

#### *Weisenberg Township – Land Development Plan – Golden Key Travel Center*

Mr. von Kerczek talked about the proposed development of a tractor trailer trucking facility located at the I-78/Route 863 interchange. This is the type of facility lacking in the region so the LVPC supports this development. The transportation department conducted a review and supports the improvements that the developer has included in the project. These improvements will bring the level of service to an acceptable level of C or better. There are additional improvements that the township should be aware of and coordinate this development moving forward regarding reflective pavement markings on I-78. The project site is located within the Sacony Creek watershed, so this underwent a stormwater review. The Drainage Plan has been found to be inconsistent with the Act 167 requirements. A checklist of issues has been provided which will need to be addressed and the revised plans resubmitted to our office for review. Ms. Wright made a motion to approve the staff comments. Mr. Gemmel seconded the motion. Mr. Clater asked how many parking spaces will be available at the facility. There will be roughly 60 truck parking spaces within this 10,000 square foot facility. Ms. Pandl asked what amenities are included in this facility. Mr. von Kerczek stated that there was no amenities listed in the review but Ms. Bradley said that the township manager indicated to her that this will be a full-service facility. The motion passed unanimously.

#### *Ordinance/Plan Reviews*

Ms. Wright refers the commission to the summary sheet for an overview of staff comments on other proposed actions requiring LVPC review. Ms. Wright made a motion to accept the staff comments. Mr. Gemmel seconded the motion. The motion was passed with Mr. Diacogiannis abstaining #3 – Hanover Township's placement, design and installation of solar energy systems; Mr. Clater abstaining #4 – Allen Township's resubmission for utilizing public water and sewer systems in areas not designated for urban type infrastructure; and Mr. Nolan abstaining #2 – Bethlehem Township's proposal for medical marijuana facilities.

### **Environment Committee**

#### *Livable Landscapes Survey Results + Drawing*

Mr. Reese talked about the results received from Lehigh County residents on the Livable Landscapes survey that went out. One important step in the plan is to find out the interests and opinions of the residents. The Community Survey that was sent out has two components, one being a Random Sample and the other being Self-Administered. The Random Sample is selecting random addresses within Lehigh County so when the responses are received, we can be reasonably sure that the random responses collectively represent the opinions of all the residents of Lehigh County. Through this process, we have invited people to the weblink for the survey. The exact same survey was open to anyone which is called Self-Administered, meaning, you hear about it, go online and take the survey whether you are from Lehigh County or outside the area. Some of the questions asked were more general – What county and municipality do you live in? How long have you lived in Lehigh County? What is the gender and age of the respondent, etc? Then there were more direct questions – Frequency of visits to parks, trails and natural areas. Mode of Travel. What outside

activities have you participated in, etc.? After that, it gets into the more detailed questions – What trails in Lehigh County did you visit? Which waterways were visited? What amenities are needed at the parks? There were questions about trail priorities, agriculture, historic preservation and resources along with a section at the end of the survey for additional comments. All of these results will be included in the final Lehigh Livable Landscapes Plan. Mr. Reph asked what percentage of people responded for the survey. Mr. Reese stated that he did not know that percentage off-hand but that the response rate was statistically valid. Mr. Molchany asked if these new developments being built are paying for the parks in their area. Ms. Pandl said yes, the developments pay a fee for the parks. Ms. Rader mentioned how pocket parks are very difficult and expensive to maintain for the municipalities.

Ms. Bradley talked about how all those who filled out the public survey, was entered for a chance to win a GoPro Camera with accessories. As the committee chair, Ms. Bradley asked Mr. Repasch to pick a winning email address out of the bowl. Jennifer Hunsy was picked as the winner.

### **Transportation Committee**

None

### **OLD BUSINESS**

None

### **NEW BUSINESS**

#### *Monthly Subdivision Report*

Ms. Bradley talked about how, in the past, there would be a monthly subdivision report included in the handout for these Committee meetings. In talking to not only the public sector partners, but private sector partners, we learned that there is a real demand out there for this subdivision land development information, so we asked them how it could be more useful to them. What was learned is that they are really interested in the geospatial information and where things are located. They want to understand how much square footage of commercial development is occurring and they would like to know more information on acreage. On our website, under monthly publications, is the subdivision report. It takes you to a map showing the summary of all activity that's happened for that month. Mr. Barclay created this interactive tool for anyone to use. Mr. Barclay stated this map has the same information you would have seen on the report, just in a more interactive way. He then proceeded to show the Committee the clickable features within an area of the region on the map where you can drill down to more information about that particular activity, whether it's residential or non-residential, how much square footage, etc. He also mentioned that you can look at previous month's information if needed. Ms. Wright suggested there be a total accumulation at the end of 2017.

Ms. Bradley also stated that she met with the editor and owner of the Lehigh Valley Business Journal where we will have a monthly column about land use in the region with the first one going live within the next week. This is a great opportunity for the Planning Commission to now have real recognition for the things we are reviewing and all contributing to. We're hoping this can bring bigger voices to the table when we do things like update the regional comprehensive plan.

## *LVPC 2017 Events Calendar*

Ms. Bradley talked about how the LVPC 2017 Event Calendar contains all of our events and training for the year. We are providing more training and more opportunities to get feedback from the community than we've ever done before. It's going to be a really good and exciting year.

### *FutureLV Strategy Labs @ LVPC Office*

Ms. Bradley talked about how well attended the previous Strategy Labs have been and we look forward to more contributions. She stated that the next set of Strategy Labs will be on Tuesday, March 14<sup>th</sup> with Agriculture at 8:30am and Parks + Recreation at 10:30am. After that we will be having on Wednesday, March 29<sup>th</sup>, Housing at 8:30am and Public Health at 10:30am.

### *Local Technical Assistance Program (LTAP) @ LVPC Office*

Ms. Bradley talked about the next LTAP class, Full Depth Reclamation being held on Wednesday, March 8<sup>th</sup> at 8:00am. Mr. Hite said the class is about a method of recycling the existing asphalt where they grind it up, add a concrete element to it and repave it where they recycled it from which makes it stronger than the original.

## **CORRESPONDENCE**

### *Second Harvest Letter*

Ms. Bradley spoke about how our Jeans-for-a-Cause donated \$98 for the Second Harvest Food Bank which was able to provide 686 meals to those in need. They sent us back a nice thank you note for the donation.

### *Capital Blue Cross Letter*

Ms. Bradley talked about an article in the Morning Call – Lehigh Valley Business Leaders to Watch in 2017 – where she was featured as a leader to watch. It is great to be named that as the LVPC is a not for profit business and a government entity. Anne Baum who works for Capital Blue Cross, sent a nice congratulations letter to Ms. Bradley.

### *Lehigh Valley Business Article*

Ms. Bradley mentioned that Mr. Schmidt was featured in a 5-question article for the Lehigh Valley Business Journal talking about banking within today's economy. Mr. Schmidt said that it's very interesting coming to these Committee meetings even though he does not deal with municipalities because it's something he can take back to his constituents.

## **EXECUTIVE DIRECTOR'S REPORT**

### *Grant + Plan Support*

Ms. Bradley stated that it's grant season and we have some things to be proud of, one being our ability to work with communities over a long period of time to build consensus and help them do really great things.

### *Slate Belt Multimunicipal Plan*

Ms. Bradley stated it's been almost 3 years now that the Slate Belt communities have been exploring the potential of a multimunicipal comprehensive plan. Recently we were able to get all 10 communities to agree to do this plan. Ms. Bradley thanked Mr. Herrlinger and Mr. Phillips for financial support of the plan which is normally unheard of.

### *Nazareth Area Multimunicipal Plan*

Ms. Bradley stated that the Nazareth area is also interested in updating their multimunicipal comprehensive plan which we wrote to them back in 2006. Northampton County also is providing critical financial support for this plan.

### *Northampton County Historic + Cultural Resources Plan*

Ms. Bradley talked about building a similar initiative for the update of the Northwestern Lehigh Multimunicipal Comprehensive Plan. In addition, we are working to put together grants for the Pennsylvania Historic Museum Commission with Mr. Hartney and Mr. Herrlinger, to try to do a historical and cultural resources plan for Northampton County.

### *Healthy Corridors Project*

Ms. Bradley spoke about how the Urban Land Institute has a healthy corridors grant initiative. We worked with Mayor Hozza to look at the area where Allentown ends on MacArthur Road up to Route 22 and what can be done there to make that a healthy corridor. If funded, the program will bring in experts from around the country to help figure out how we can reinvent and support the good things that are happening in this really key location.

### *UPENN Studios*

Ms. Bradley talked about how there is a graduate planning studio here, this semester, working in Allentown. They are trying to develop some comprehensive plan elements that will support the work the city has been doing related to housing. We, also, have been working with the graduate landscape architectural program and it looks like there will be another exhibit. They are looking for other studios so we pitched a few ideas to them and hope to get another studio in the fall.

On a last note, Mr. O'Connell mentioned that the Easton City Council, after many months of debate and discussions, adopted their 25-year Comprehensive Plan.

## **ADJOURN**

Mr. Molchany made a motion to adjourn the meeting. Ms. Rader seconded that motion. Ms. Dreisbach adjourned the meeting.

Submitted by,  
Erin Willis, Executive Secretary for  
Becky Bradley, AICP, Executive Director