



Lehigh Valley Planning Commission

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Executive Director

**LEHIGH VALLEY PLANNING COMMISSION**

**Thursday, June 29 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, June 29, 2017 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, Kent Herman, Ed Hozza, Rick Molchany, Owen O'Neil, Brad Osborne, Stephen Repasch, Kevin Schmidt, Christine Weaver, Donna Wright

**Northampton County**

Gene Clater, John Diacogiannis, Liesel Dreisbach, Charles Elliott, George Gemmel, Bob Lammi, Kevin Lott, Tom Nolan, David O'Connell, Pam Pearson, Michael Reph

**Members absent:** Karen Duerholz, Steve Glickman, Christina Morgan, Steve Neratko, Sara Pandl, Kathy Rader, Julie Thomases, Gordon Campbell, Darlene Heller, Tim Herrlinger, Hayden Phillips, Tina Roseberry

**Staff present:** Becky Bradley, Erin Willis, George Kinney, Geoff Reese, Amanda Raudenbush, John von Kerczek, Teresa Mackey, Tracy Oscavich, Bowen Liu, Jill Seitz

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

**COURTESY OF THE FLOOR:** none

**MINUTES**

After a brief review, the minutes of the May 2017 meeting were moved for approval by Ms. Pearson. Mr. O'Connell seconded the motion. The motion carried with Mr. Lammi and Mr. Elliott abstaining.

## **CHAIRWOMAN'S REPORT**

*Director of Community Planning – Amanda Raudenbush; Community Planner – Jill Seitz*

Ms. Dreisbach recognized new LVPC staff members Amanda Raudenbush, Director of Community Planning and Jill Seitz, Community Planner and asked them to say a few words about themselves to the commission.

## **COMMITTEE REPORTS**

### **Comprehensive Planning Committee**

*Upper Macungie Township – Land Use of Regional Significance – Park 100 Logistics Center*

Mr. von Kerczek talked about the proposed development of two 730,080 square foot warehouses in Upper Macungie Township. The project site is located within the Little Lehigh Creek watershed so the stormwater management plan was reviewed in which the Drainage Plan has been found to be inconsistent with the Act 167 requirements. The extensive presence of karsts in the form of surface depressions is found on site so the LVPC advises the applicant to ensure proper geotech testing prior to any land development. Since this project is located within close proximity to an identified congestion corridor. The LVPC recommends the consideration of employee bicycle racks, sidewalks along the entire perimeter of the subject property, and a defined internal pedestrian network with usable and convenient transitions into existing bus stops. There are a total of 989 parking spaces and 377 truck parking spaces proposed in the plan so it is recommended to include an accessible pedestrian path along the two passenger vehicle entrance driveways of the project site, as well as crosswalks through the proposed parking areas to the proposed sidewalk on the west side of each warehouse. Recommended additional wording was added to this letter from the Comprehensive Planning Committee regarding municipalities requiring the necessary grading for the future installation of the sidewalk or to ensure that the site is prepared in advance for the future sidewalk installation and no obstacles are placed on the site. This also ensures that pedestrians and transit riders waiting at bus stops are provided a flat, safe area even if no sidewalk is developed. The applicant should work with LANTA to significantly improve the transit stops along this property including consideration of more sheltered spaces with adequate benches. Industrial Boulevard on-street truck staging/queuing should be expressly prohibited. The Township should request assurances that all trucks are able to access the site at any time of the day or night and that sufficient amenities are provided within the site to accommodate both the tractor-trailers and drivers. The Township should assure that any guarded entry stations are located far enough from the property line to assure sufficient queuing that minimizes spillover onto Industrial Boulevard. Ms. Wright made a motion to approve the staff comments including the additional wording to the letter. Mr. Lammi seconded the motion. The motion passed unanimously.

### *Ordinance/Plan Reviews*

Ms. Wright referred the commission to the summary sheet for an overview of the staff comments on other proposed actions requiring LVPC review. Ms. Wright made a motion to accept the staff comments. Mr. Repasch seconded the motion. The motion passed with Mr. Hozza abstaining #1 – Whitehall Township's zoning ordinance for Medical Marijuana Facilities.

## **Environment Committee**

### *Livable Landscapes – Lehigh County Park, Recreation, Open Space, Agricultural + Historical Resources Plan – Draft Plan*

Mr. Reese talked about the Lehigh County Livable Landscapes draft plan being complete and ready for review. He wanted to thank the Steering Committees as they have reviewed the draft plan and provided feedback that was incorporated into this version of the draft. The Executive Summary contains the Purpose of the Livable Landscapes Plan which is *to guide the conservation, restoration and enhancement of the County's open space and cultural resources and create linkages between these vast resources*. Then there is the Vision Statement which is the basis of what this Plan is about.

*Lehigh County promotes vitality, inclusion, quality of life and sense of place for all through protected natural areas, working farms, cultural heritage, scenic resources and vibrant communities interconnected with parks, greenways and trails where people live, work and play in a healthy environment.*

Mr. Reese then went over some different sections throughout the plan. He pointed out the Connecting Landscapes with the four regional trails running through the County, the Benefits of Open Space such as cleaner water and air, protection of wildlife and ecosystems and preservation of natural beauty. Mr. Reese went over the Planning Process which consisted of gathering data and analyzing the information to come up with the final plan, the Natural Resources in which there are three County-Owned Sites, and the Outdoor Recreation Classification System. He pointed out the Greenways and Blueways section along with the Agricultural Resources in the County. The draft plan showcases the Historical Resources and Cultural Landscapes and makes five Future Trail Connection Opportunity recommendations. Finally there is the Action Plan which is a compilation of the recommendations from the different component sections of the plan.

### *Monocacy Creek Act 167 Plan Update – Draft Plan*

Mr. Reese made quick mention of the final draft version of the Monocacy Creek Watershed – Act 167 Stormwater Management Plan Update. The original plan was created back in 1989 with updates to the ordinance in 2006. The original plan was relied on for the concept with updates to the ordinance included. The Monocacy Creek Steering Committee received the final draft yesterday and will be providing feedback. The municipalities will review the plan and it will then be adopted by the County. The adopted plan will then be submitted to DEP for approval. Mr. Reese encouraged everyone to read through the Plan and provide feedback.

## **Transportation Committee**

### *Transportation Alternatives Set-Aside (TASA) Funding*

Ms. Bradley talked about the Transportation Alternatives Set-Aside (TASA) Program being a reimbursement program which funds shovel-ready construction costs. The application cycle opens July 10<sup>th</sup>, applications are due on September 22<sup>nd</sup> with final selections completed by January 26, 2018. The money comes from the Federal Government to the Lehigh Valley Transportation Study (LVTS). LVTS gets a pot of money, the Department of Transportation also gets a pot of money, the LVTS receives applications and awards

eligible projects. First, the regional pot of money and then recommendations are made to the Commonwealth of Pennsylvania for the award of their pot of money. The LVPC just conducted a meeting about this with the communities and eligible applicants to go over the program requirements. The LVTS receives \$661,000 per fiscal year of anticipated funding. The funding minimum request is \$50,000 with a 'Soft Cap' maximum of \$1 million. Soft cap exceptions are projects that closes major transportation gaps, addresses a significant safety concern, benefits a substantial number of users or provides another substantial benefit, although it is rare to be funded over \$1 million. Organizations that are eligible are local governments, regional transportation authorities, transit agencies, natural resource or public land agencies, education agencies and non-profits. For the non-profit entity, they must be responsible for the administration of local transportation safety programs. The projects that are eligible are Bike/Ped Facilities, Bike/Ped Education, Conversion of Abandoned Railway Corridors to Trails, Construction of Turnouts, Overlooks and Viewing Areas, Historic Preservation and Rehab of Historic Transportation Facilities, Archaeological Activities and Safe Routes to School. If you are unsure that your project is available, you can submit a pre-application by August 25<sup>th</sup> and a determination will be made after one week. Project sponsors must meet with the Lehigh Valley Planning Commission and PennDOT District 5-0 about their anticipated projects. There is a webinar scheduled for July 13<sup>th</sup> which will help answer any questions you have. All this information is also available on LVPC's website on the home page.

## **OLD BUSINESS**

### *Delaware Valley Green Building Council Award for Individual Sustainability Leadership*

Ms. Bradley mentioned that the Delaware Green Building Council Sustainability Awards was held at the Allentown Brewworks. This award ceremony celebrates transformative leadership in the green building community and industry in the Lehigh Valley. The LVPC and in particular, the Environmental section and committee won the award for Individual Sustainability Leadership.

### *Greater Lehigh Valley Chamber of Commerce Outstanding Woman in Business*

Ms. Bradley was nominated and won the 2017 Outstanding Woman in Business Award being presented by the Greater Lehigh Valley Chamber of Commerce.

## **NEW BUSINESS**

### *Blues, Brews + Barbecue!*

Ms. Bradley talked the regional comprehensive plan and how the LVPC was inspired by a woman named Candy Chang who is an artist, designer, and urban planner who explores making cities more comfortable and contemplative places and she believes in the potential of introspection and collective wisdom in public space to improve our communities and help us lead better lives. Which gave us the idea of a chalkboard cube. The Carpenters Union built the cube for us. The staff then painted it with chalkboard paint along with spray painting some stenciling on there. The first event this was taken to was the Blues, Brews and BBQ that was held in downtown Allentown. It was extremely popular with some great feedback from the community. All the feedback is documented for analysis for the comp plan. People loved drawing on it along with coloring on the sidewalks so it was a great way to engage people to participate.

## **CORRESPONDENCE**

### *Turning Point of the Greater Lehigh Valley – Thank you note*

Ms. Bradley mentioned receiving a thank you note from Turning Point of the Greater Lehigh Valley for the Jeans for a Cause donation of \$56.00 which helps improve the lives of domestic violence victims and survivors.

## **EXECUTIVE DIRECTOR'S REPORT**

### *2017 Lehigh Valley Awards Application Period*

Ms. Bradley mentioned that the 4<sup>th</sup> Annual Lehigh Valley Awards is coming up on October 17<sup>th</sup>. Nomination packets have been mailed out to all of the municipalities in the region. These awards honors those who have worked on projects within the region – from the engineers to developers to municipalities – everyone who made the project a success. Categories for nominations are Plan, Planning Policy or Ordinance; Land Development; Revitalization Project; Open Space Project; Outdoor Recreation Project; Environmental Project; Transportation Project; and Multi-Municipal Cooperation. There is also a Community of Distinction award that honors a community that exemplifies consistent plans and policies that support efficient and sustainable development, land management and resourcefulness. For this award, select municipalities will be asked to make a presentation to the judging panel. The deadline for entries is July 20, 2017.

### *4<sup>th</sup> Annual Lehigh Valley Awards – Save the Date – October 17<sup>th</sup> @ DeSales University*

Ms. Bradley also wanted the Commissioners to save the date of October 17<sup>th</sup> for the upcoming 4<sup>th</sup> Annual Lehigh Valley Awards. There is usually between 250-300 people that attend. The reason for doing these awards is not only to thank all of the people it actually takes to complete a project but also to build a recognition that there are so many good things that are happening in the region that go under recognized and that we should stop and celebrate those things.

## **EVENTS + INFORMATION**

### *FutureLV Strategy Labs @ LVPC Office*

Ms. Oscavich stated that the next strategy lab is Education + Training which will be held on July 18<sup>th</sup> at 8:30am at the LVPC office. She encouraged everyone to spread the word to those who might be interested in attending.

## **ADJOURN**

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

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