Lehigh Valley Planning Commission Meeting

Thursday, November 19, 2020
Virtual Meeting Protocol

As we can’t see each other and wish to support the public dialogue we need conduct the meeting a bit differently:

• Voting members who wish to speak will need to say your name before you speak, this includes:
  • Discussion
  • Questions
  • Motions
• The Chair will call for public comment and any participants who wish to speak will need to say your name before you add to the meeting
• Minutes of this meeting are being taken via recording
• The Agenda and meeting materials are available at https://lvpc.org/meetings.html
Meeting Agenda

Roll Call
Courtesy of Floor
Chairman's Report
Minutes – October 29, 2020 Meeting
Comprehensive Planning Committee
  • Summary Sheet
Environment Committee
  • Summary Sheet
Transportation Committee
  • WorkshopLV: Freight
Old Business
New Business
Communications
Public Engagement and Participation
Who’s Participating

1. Commissioner Roll Call
2. Members of the Public Present

Please state your name for the record

- Mute and unmute your phone by pressing *6
Courtesy of the Floor

Any member of the public who wishes to speak:

1. On agenda items:
   Hold your comments for a bit… When public comment is called on the specific agenda item you wish to discuss, announce yourself and provide input.

2. On non-agenda items:
   Please speak now… Announce yourself and the subject you wish to discuss.

3. All items:
   Again, you can use the Q&A box throughout the meeting.

- Mute and unmute your phone by pressing *6.
Chairman’s Report

December and Annual Meeting Reminders
Minutes

October 29, 2020 Commission Meeting

Review of Roll Call Items
LVPC Full Commission

The October 29, 2020 meeting was moved to a virtual meeting due to the COVID-19 Pandemic, resulting in virtual votes on agenda items.
LVPC Full Commission

The October 29, 2020 meeting was moved to a virtual meeting due to the COVID-19 Pandemic, resulting in virtual votes on agenda items.

<table>
<thead>
<tr>
<th>ACTION 5</th>
<th>ACTION 6</th>
<th>ACTION 7</th>
<th>ACTION 8</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Comprehensive Planning Committee Summary Sheet</strong></td>
<td><strong>Environment Committee Summary Sheet</strong></td>
<td><strong>Transportation Committee Summary Sheet</strong></td>
<td><strong>Adjournment</strong></td>
</tr>
<tr>
<td>Commissioner</td>
<td>Yay</td>
<td>Nay</td>
<td>Abstain</td>
</tr>
<tr>
<td>Percy Dougherty</td>
<td>X</td>
<td></td>
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<tr>
<td>Bob Ellich</td>
<td>X</td>
<td></td>
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<tr>
<td>Mike Gibson</td>
<td>X</td>
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<tr>
<td>Steven Glickman</td>
<td>X</td>
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<tr>
<td>Cécile Gerlaich</td>
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<tr>
<td>Michael Harakal</td>
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<tr>
<td>Kent Herman</td>
<td>X</td>
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<tr>
<td>Jamie Johnson</td>
<td>X</td>
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<tr>
<td>Christina Morgan</td>
<td>X</td>
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<tr>
<td>Kathy Rader</td>
<td>X</td>
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<td>Stephen Repasch</td>
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<td>Joshua Sengel</td>
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<td>Kevin Schmidt</td>
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<td>Leonard Lightner</td>
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<td>Donna Wright</td>
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<td>Amy Zarelli</td>
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<td>Christopher Amato</td>
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<td>Bryan Callahan</td>
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<td>Janell Connolly</td>
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<td>Melissa Davis</td>
<td>X</td>
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<td>Laurel Dreibach</td>
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<td>Charles Elliot</td>
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<td>Darlene Heiler</td>
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<td>Susan Lawless</td>
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<td>Robert Lammi</td>
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<td>Kevin Lott</td>
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<td>Carl Manges</td>
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<td>William McGee</td>
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<td>Stephen Manfredo</td>
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<tr>
<td>Pam Pearson</td>
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<td>Lawrie Rutzius</td>
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<td>Tina Smith</td>
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<tr>
<td>Gerald Yob</td>
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<td>Greg Zebrowski</td>
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</table>

Totals: 25

LVPC
Lehigh Valley Planning Commission
Comprehensive Planning Committee
# Project Review Summary Sheet

**Comprehensive Planning Committee**  
**Date:** November 2020

<table>
<thead>
<tr>
<th>Project</th>
<th>Municipality</th>
<th>Brief Statement of Purpose</th>
<th>LVPC Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Map Amendment</td>
<td>South Whitehall Township</td>
<td>900 South Hillview Road – R-3 to R-5 Zoning District – Developer-submitted rezoning of 3.89 acres from the R-3 Low Density Residential to R-5 Medium Density Residential Zoning District.</td>
<td>Generally consistent with FutureLV – Serves to ‘diversify price points and types of available housing’ (of Policy 4.5).</td>
</tr>
<tr>
<td>Subdivision and Land Development Ordinance Amendment</td>
<td>Forks Township</td>
<td><strong>Submittal Procedures</strong> – Minor text amendment and clarification to the Township’s standards for plan submission procedures and required materials related to general plan submissions, sketch plans and final plans.</td>
<td>Generally consistent with FutureLV – This minor proposal is not a matter of regional concern.</td>
</tr>
<tr>
<td>Zoning Ordinance Amendment</td>
<td>Hanover Township (LC)</td>
<td><strong>Planned Industrial-Office (PIO) Zoning District</strong> – Developer-submitted petition to allow ‘mid-rise apartments’ as a permitted use in the Planned Industrial-Office (PIO) Zoning District</td>
<td>Generally inconsistent with FutureLV – Does not ‘protect the health, safety and welfare of the public’ (Policy 3.2).</td>
</tr>
</tbody>
</table>
Environment Committee
<table>
<thead>
<tr>
<th>TITLE</th>
<th>MUNICIPALITY</th>
<th>BRIEF STATEMENT</th>
<th>LVPC COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Sewage Facilities Planning Module – Lehigh Valley Academy Regional Charter School (Act 537 Review)</td>
<td>Bethlehem Township</td>
<td>Project is for a proposed 215,030 square foot educational facility for grades K-12 on approximately 58 acres. The development is proposed to connect to the public sewer system, with ultimate treatment at City of Bethlehem wastewater treatment plant.</td>
<td>Inconsistent with <em>Future V: The Regional Plan Policy 3.3: Preserve farmland to maintain rural character and provide open space</em>. LVPC land development review on June 12, 2020 found project generally inconsistent due to location primarily within a designated Farmland Preservation area in the General Land Use Plan and identification as a High Priority Preservation area in the Farmland Preservation Plan. Extension of public sewers will likely increase development pressure on nearby farmland within the Township and neighboring municipality.</td>
</tr>
</tbody>
</table>
Transportation Committee
WorkshopLV: Freight Meeting
Following the Lehigh Valley Transportation Study…

Wednesday December 2, 10:00am

Guest Speakers:

CBRE: US Commercial Real Estate Service
Highlighting development trends in the Lehigh Valley

Department of Environmental Protection
Alternative Fuels Program

Truck Parking Roundtable Draft Report

Virtual Meeting Details at lvpc.org
Old Business

High Cube and Automated Warehousing
Community Guide

https://www.lvpc.org/high-cube.html
High Cube and Automated Warehousing
Draft: October 26, 2020
An Extremely Dynamic and Evolving Sector of the Economy With Significant Land Use and Transportation Implications
Local Examples

Proposed Ordinance Amendments
Upper Mount Bethel Township

Rockefeller Industrial Lot 5A
Hanover Township (LC)

Americold Example Associated with the Upper Macungie Proposal

Zoning Ordinance Amendment
Upper Macungie Township
Automated warehouse (left) and traditional warehouse (below)
Americold High Cube and Automated Facility, Rochelle, IL
What is High Cube and Automated Warehousing?
<table>
<thead>
<tr>
<th>Possible Positive Outcomes</th>
<th>Possible Negative Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development type may need less land per facility</td>
<td>Increased emergency management needs</td>
</tr>
<tr>
<td>Reduction of energy used for operations</td>
<td>Increased freight traffic</td>
</tr>
<tr>
<td>Reduction of customer wait times for goods</td>
<td>Increased wear and tear on roads and bridges</td>
</tr>
<tr>
<td>Reduction of customer returns and damage losses</td>
<td>Fewer jobs</td>
</tr>
<tr>
<td>May be located where adequate infrastructure exists to support development</td>
<td>Potential increased demand for broadband, electric, gas, water, and stormwater and sewer services</td>
</tr>
<tr>
<td>May include green and renewable infrastructure to offset environmental impacts of development</td>
<td>Decreased air quality due to freight traffic increases and truck idling</td>
</tr>
<tr>
<td>Compatible design may improve community skyline</td>
<td>Incompatible design could substantially harm community skyline</td>
</tr>
</tbody>
</table>
## Local Regulatory Authority: What Tools Apply and Where

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Zoning Ordinance</th>
<th>Subdivision and Land Development Ordinance</th>
<th>Building Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Redevelopment</td>
<td>Situational</td>
<td>Situational</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>• Change of use</td>
<td>• Over 50% change to building or site</td>
<td></td>
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<tr>
<td></td>
<td>• Site improvement qualifying as land development (as defined by the MPC)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retrofit</td>
<td>Situational</td>
<td>Unlikely</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>• Change of use</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Height and Viewshed

230 Feet Tall

140 Feet Tall

Height of high cube warehouse compared to Bethlehem Steel Blast Furnaces
Height and Viewshed
Airport-Related Height and Use Restrictions

140 Feet Tall
135 Feet Tall

Height of high cube warehouse compared to Talon rollercoaster at Dorney Park
Reusability
Robots “pick goods” that traditionally have been done by people operating forklifts.
Sustainability and Design
Land Use 150: Warehousing
A warehouse is primarily devoted to the storage of materials
Average Daily Rate of Trips: 1,740

Land Use 154: High-Cube Transload and Short-Term Storage Warehouse
Buildings that have a primary function of consolidation and distribution of pallet loads (or larger) for manufacturers, wholesalers, or retailers. They typically have little storage duration, high throughput, and are high-efficient facilities
Average Daily Rate of Trips: 1,400

Land Use 156: High-Cube Parcel Warehouse
Warehouses that typically serve as regional and local freight forwarder facilities for time sensitive shipments via airfreight and ground carriers. These sites also often include truck maintenance, wash or fueling facilities
Average Daily Rate of Trips: 7,750

Land Use 155: High-Cube Fulfillment Warehouse
A facility characterized by a significant storage function and direct distribution of e-commerce product to end users. These facilities typically handle smaller packages and quantities than other types of HCWs and often contain multiple mezzanine levels
Average Daily Rate of Trips: 8,180

Land Use 157: High-Cube Cold Storage Warehouse
Facilities typified by temperature-controlled environments for frozen food or other perishable products
Average Daily Rate of Trips: 2,120

ITE TRIP GENERATION EXAMPLE

Land Use 150: Warehousing
A warehouse is primarily devoted to the storage of materials
Average Daily Rate of Trips: 1,740

Land Use 154: High-Cube Transload and Short-Term Storage Warehouse
Buildings that have a primary function of consolidation and distribution of pallet loads (or larger) for manufacturers, wholesalers, or retailers. They typically have little storage duration, high throughput, and are high-efficient facilities
Average Daily Rate of Trips: 1,400

Land Use 157: High-Cube Cold Storage Warehouse
Facilities typified by temperature-controlled environments for frozen food or other perishable products
Average Daily Rate of Trips: 2,120
Review current zoning definitions and maps for industrial uses.

Pennsylvania Municipalities Planning Code requires that local governments accommodate possible uses in at least one zoning district.

Is the municipality participating in a multi-municipal comprehensive plan?

NO

Ensure at least two parcels can accommodate high cube and automated industrial uses.

YES

Local government group should meet to review zoning definitions/maps.

At least one zoning district across all partner municipalities must accommodate this use. More than one community may choose to accommodate this use, but only one is required.

Revise zoning definitions, maps and regulations.
Old Business
Monthly Activity Reports
TOTAL VEHICLE TRAFFIC

- State Route 33 between Newburg Road and State Route 248 (Northampton County)
- Interstate-78 just east of the State Route 309 exit (Lehigh County)
- Interstate-78 just east of State Route 33 exit (Northampton County)
- State Route 309 just south of State Route 378 (Lehigh County)

Data points:
- 77,192
- 75,458
- 66,413
- 63,108
- 64,407
- 63,644
- 37,840
- 35,453

Dates:
- Mar 3
- Mar 17
- Mar 31
- Apr 14
- Apr 28
- May 12
- May 26
- Jun 9
- Jun 23
- Jul 7
- Jul 21
- Aug 4
- Aug 18
- Aug 22
- Sep 1
- Sep 15
- Sep 29
- Oct 13
- Oct 27
New Business
2020 Equity Analysis Update
LVPC Morning Call Column

- Publishes about every five weeks
- Gives Commission a chance to release data or explain policy
Public Engagement and Participation
Public Engagement and Participation

1. Local Technical Assistance Program Classes:
   • Introduction to Traffic Studies – November 24th
   • Registration at: https://gis.penndot.gov/ltap

2. WorkshopLV: Freight – December 2nd @ 10 am
   • Via Web: http://tiny.cc/WMM1216
   • Via Phone: 610-477-5793, Conference ID: 477 600 83#

3. WorkshopLV: Multimodal – December 16th @ 3 pm
   1. Via Web: http://tiny.cc/WW1112
   2. Via Phone: 610-477-5793, Conference ID: 673 788 139#
Next Lehigh Valley Planning Commission Meeting:

Thursday, December 17, 11:00 am
Virtually Via Microsoft Teams
Via Web: http://tiny.cc/FC1217
Via Phone: 610-477-5793, Conference ID: 881 401 726#

Please check lvpc.org or call 610-264-4544 for more information