COMPREHENSIVE PLANNING COMMITTEE MEETING
Tuesday, November 17 at 12:00 noon
AGENDA


Roll Call

Ordinance/Plan Reviews and Information for November 2020:

1. South Whitehall Township – Zoning Map Amendment – 900 South Hillview Road – R-3 to R-5 Zoning District (SS) (see page 2)
2. Forks Township – Subdivision and Land Development Ordinance Amendment – Submittal Procedures (JS) (see page 4)
3. Hanover Township (LC) – Zoning Ordinance Amendment – Planned Industrial Office Zoning District (JS) (see page 5)
4. High Cube and Automated Warehousing Community Guide (BB, SS, JS)
5. Project Updates (BB, SS, JS)
   • 2020 Equity Analysis Update
   • Next Steps:
     i. December Update on Eviction and Foreclosure and Federal Reserve Partnership

Public Engagement and Participation

1. INFORMATION ITEM: Engagement and Participation in light of COVID-19 Uncertainty (BV) (see page 7)

Next Comprehensive Planning Committee Meeting:
Tuesday, December 15th at 12:00 pm
November 13, 2020

Mr. George Kinney, Director
Community Development Department
South Whitehall Township
4444 Walbert Avenue
Allentown, Pennsylvania 18104

RE: Zoning Map Amendment – 900 South Hillview Road Rezoning
South Whitehall Township
Lehigh County

Dear Mr. Kinney:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, please see the meeting details below to attend. The LVPC will issue a follow-up letter after the Commission meeting should the Commission have any additional comments.

- LVPC Comprehensive Planning Committee Meeting
  - November 17, 2020 at 12:00 PM
  - [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)

- LVPC Full Commission Meeting
  - November 19, 2020 at 7:00 PM
  - [https://lvpc.org/meetings.html](https://lvpc.org/meetings.html)

The developer-submitted application proposes to rezone 3.89 acres from the R-3 Low Density Residential to R-5 Medium Density Residential Zoning District, located at 900 South Hillview Road (parcel number 548537199524). The rezoning area, entirely within South Whitehall Township, is a portion of a larger tract (14.89 acres), which is located in both South Whitehall and Lower Macungie Townships.

This amendment is generally consistent with *FutureLV: The Regional Plan* because the subject property is located within an area designated for Development in the General Land Use Plan, where increasing permissible residential density and types serves to ‘diversify price points and types of available housing’ (of Policy 4.5).

The materials submitted to the LVPC with the proposed amendment indicate that the anticipated future use is for ‘assisted living residences’ and that the zoning map
amendment is intended to facilitate this use. In lieu of the proposed zoning map amendment, South Whitehall Township could consider a zoning ordinance amendment to the existing R-3 District to allow ‘assisted living residences’ as a special exception or conditional use. The R-3 District is more consistent with the existing zoning on the Lower Macungie Township portion of the subject property than the proposed R-5 District, and would ‘coordinate land use decisions across municipal boundaries’ (of Policy 1.4).

If you have any additional questions regarding the content of this letter, please do not hesitate to call. Kindly send a copy of the final amended zoning map that is adopted by the Board of Commissioners, per the requirements of the Pennsylvania Municipalities Planning Code (MPC).

Sincerely,

Samantha Smith
Chief Community Planner

Cc: Tori Morgan, President, Board of Commissioners
Renee Bickel, Manager, South Whitehall Township
Sue Kandil, PE, Penn Technology Consulting, LLC
November 12, 2020

Ms. Lisa Pereira, Esquire
Broughal & DeVito, L.L.P
38 West Market Street
Bethlehem, PA 18018-5703

Re: Subdivision and Land Development Ordinance Amendment – Submission Procedures
Forks Township
Northampton County

Dear Ms. Pereira:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, please see the meeting details below to attend. The LVPC will issue a follow-up letter after the Commission meeting should the Commission have any additional comments.

- LVPC Comprehensive Planning Committee Meeting
  o November 17, 2020 at 12:00 PM
  o https://lvpc.org/meetings.html
- LVPC Full Commission Meeting
  o November 19, 2020 at 7:00 PM
  o https://lvpc.org/meetings.html

The subject application proposes minor text amendments and clarifications to the Township’s standards for plan submission procedures and required materials related to general plan submissions, sketch plans and final plans. This minor proposal is not a matter of regional concern and is generally consistent with FutureLV: The Regional Plan, as the revisions do not substantially change the intent of the referenced sections.

If you have any additional questions regarding the content of this letter, please do not hesitate to call. Kindly send a copy of the final amendment that is adopted, per the requirements of the Pennsylvania Municipalities Planning Code (MPC).

Sincerely,

Jillian Seitz
Senior Community Planner

cc: John Cornell, Township Manager
    Tim Weis, Zoning Officer
November XX, 2020

Thomas Mark, Chair
Hanover Township Planning Commission
2202 Grove Road
Allentown, Pennsylvania 18109

RE: Zoning Ordinance Amendment – Apartments in PIO District
Hanover Township
Lehigh County

Dear Mr. Thomas:

The Lehigh Valley Planning Commission (LVPC) Comprehensive Committee and Full Commission considered the proposed zoning ordinance amendment at their meetings on November 17 and November 19, 2020, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Both meetings were virtual, please see the meeting details below.

- LVPC Comprehensive Planning Committee Meeting
  o November 17, 2020 at 12:00 PM
- LVPC Full Commission Meeting
  o November 19, 2020 at 7:00 PM

The subject application, submitted by a developer, proposes to amend the Township zoning ordinance to allow ‘mid-rise apartments’ as a permitted use in the Planned Industrial-Office (PIO) Zoning District. The LVPC is supportive of increasing residential density in these areas that are within the Development area of the General Land Use Plan, serving to ‘expand housing options near employment areas’ (of Policy 4.5).

However, the proposal to permit apartments by-right in an industrial zone is generally inconsistent with FutureLV: The Regional Plan because constructing residences in close proximity to industrial uses, which may have adverse health and quality of life impacts, does not ‘protect the health, safety and welfare of the public’ (Policy 3.2). Consistency of the proposal with FutureLV would be improved by allowing apartment development as a conditional use or special exception, rather than as a use permitted by right. These tools, provided to municipalities by the Pennsylvania Municipalities Planning Code (MPC), allow the Township to examine proposals on a case-by-case basis to assure that the public interest is not violated and to determine any reasonable conditions or safeguards necessary for a proposal to meet the goals and objectives of the Township and community. Ultimately these processes would enable the Township to negotiate with the developer and facilitate community dialogue, and serve as a best practice in establishing an efficient development process that is responsive to community needs (of Policy 1.4).

Additionally, the LVPC advises careful consideration of allowable building heights for ‘mid-rise apartments’ related to Federal Aviation Authority (FAA) height restrictions surrounding the
Lehigh Valley International Airport. To ‘collaborate across public, private and governmental entities on the effects of land use decision-making on mobility, resiliency and quality of life’ (of Policy 2.2), the LVPC recommends direct dialogue with the Lehigh Valley Airport Authority (LVAA) when determining appropriate building height restrictions in close proximity to the airport.

If you have any additional questions regarding the content of this letter, please do not hesitate to call. Kindly send a copy of the final amendment that is adopted by the Board of Commissioners, per the requirements of the Pennsylvania Municipalities Planning Code (MPC).

Sincerely,

Jillian Seitz  
Senior Community Planner

Cc: Melissa Wehr, Township Manager  
J. Jackson Eaton, Township Solicitor
Public Engagement and Participation Items

DUE TO THE COVID-19 PANDEMIC, SEVERAL PUBLIC MEETINGS HAVE BEEN MOVED TO A VIRTUAL PLATFORM. FUTURE MEETINGS WILL BE REEVALUATED, AS THIS SITUATION EVOLVES.

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
   • Via Web: http://tiny.cc/WW1112
   • Via Phone: 610-477-5793, Conference ID: 673 788 139#