

**EAST PENN TOWNSHIP
PLANNING COMMISSION
MINUTES
Reorganization & Regular Meeting
February 21, 2024**

The East Penn Township Planning Commission conducted their 2024 reorganization and February 21, 2024 regular meeting at the East Penn Township Community Center. The meeting was called to order at 6 pm.

Commission Members Present: Gary Kuehner

James Berros

Ted Snyder

Dennis Pearson

Commission Members Absent: Robert M. Kleintop

Other Township Officials Present: PC Solicitor Jason Rapa; Twp. Engineer Michael H. Muffley, PE

Visitors Present: Jeff Fogel; Jesse Fogel; Bruce Steigerwalt; Cheryl Hines; Rhonda Roman

Press Present: none

Courtesy of the Floor: none

REORGANIZATION:

Appointment of Temporary Chairman: Ted Snyder made a motion, seconded by Dennis L. Pearson to appoint Gary Kuehner as temporary Chairman. AIF. Motion carried.

Appointment of Temporary Secretary: Gary Kuehner made a motion, seconded by Dennis L. Pearson, to appoint Jillyan A. Sterling as temporary Secretary. AIF. Motion carried.

NOMINATION/ELECTION OF OFFICERS:

Chairman: Ted Snyder made a motion, seconded by James Berros to appoint *Dennis L. Pearson as Chairman*. AIF. Motion carried.

Vice-Chairman: Gary Kuehner made a motion, seconded by Ted Snyder to appoint *Robert M. Kleintop as Vice-Chairman*. AIF. Motion carried. (Contingent upon his acceptance).

Secretary: Gary Kuehner made a motion, seconded by James Berros, to accept the Supervisor's appointment of *Jillyan A. Sterling as Secretary*. AIF. Motion carried.

Gary Kuehner made a motion, seconded by Ted Snyder to close the reorganization meeting at 6:05 pm. AIF. Motion carried.

REGULAR MEETING: Called to order at 6:05 pm

MINUTES:

Gary Kuehner made a motion, seconded by Ted Snyder to approve the minutes from the December 20, 2023 regular meeting as submitted. AIF. Motion carried.

Courtesy to the Floor (other than Subdivisions): none

Training & Correspondence: distributed as received.

Subdivisions / Land Development:

◆ **Duane A. Schleicher- Preliminary Subdivision:** 24-month extension in effect until February 27, 2024. EPT Board of Supervisor's rejected the request for a 3-year extension at their February 5, 2024 meeting. This will be removed from the agenda.

UNFINISHED BUSINESS: (none)

NEW BUSINESS:

◆ **The Loft at Birch Wilds- Lehigh Engineering-** Alternate parking lot layout sketch was submitted. This proposal eliminates the second driveway access onto the highway as well as the original parking area and necessary retaining wall. The previous plan had received approval. Currently there are no signed improvement agreements and no financial security. Cost estimates will have to be updated. Zoning and Conditional Land Development approval expires 5/8/2026.

The Township Engineer submitted the following comments per his review letter dated 2/19/24: He reminded the Planning Commission that the Board of Supervisors, as recommended by the Planning Commission granted final land development approval with the conditions as set by the Planning Commission in their letter dated 4/22/2015. Many of the comments have not been addressed to date.

The current proposal proposes revising the previous layout of the parking areas, which also impacts stormwater management, grading, Erosion & Sediment Pollution Control, PennDOT HOP, and other related plan elements.

ZONING- §1010.01 – As presented in the ZHB decision of 1/8/2014 relief was granted for parking lots aisle width and a deferral of paving for 28 months from the date of recording of the final plan. The revised parking layout now shows a parking aisle 290 feet in length. Relief would be required from the Zoning Ordinance to allow an aisle in excess of 200 feet in length. Additionally, the revised parking layout proposes grass spaces. The Zoning regulations require parking areas and driveways to be “surfaced with asphalt or other suitable material...” The Parking Lot and Access Drive Pavement Detail will need to be updated.

SALDO-§3.203- The proposed revisions will require evaluation and revisions to applicable permit authorizations and regulations under Title 25 Rules & Regulations, Chapter 102.

§3.203- The proposed revisions will require evaluation and revisions to the stormwater management plan. The previously proposed detention basin, constructed wetland area, and vegetated swale would be eliminated. The sketch plan does not address how stormwater from the revised parking areas will be managed. Additionally, wetland impacts would likely be affected.

§3.212- As stated in Engineer Bruce Steigerwalt's letter of 4/14/2015, comment #4, the flood boundaries shown on the plan are inconsistent with the flood boundaries published by FEMA on the Flood Insurance Rate Map (FIRM). Approvals may be required to comply with floodplain regulations, including a Letter of Map Charge from FEMA.

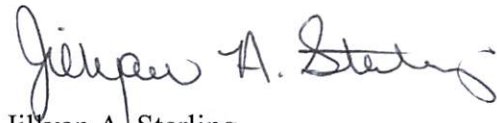
General- Consideration should be given to pedestrian movement between the parking areas and resort facilities.

-Proposed traffic signs for internal circulation and emergency access lane will need to be evaluated/revised (Do Not Enter signs prevent access to ADA spaces).

◆ **Bruce Steigerwalt- Sketch Plan Review for Jeff & Anne Fogel-** Minor Subdivision on Germans Road. This is not a formal submission. The current parcel is split by Germans & Sand Quarry Rd., the Fogel's would like to create a 2-acre lot along Sand Quarry Rd. to build a home. The Township Engineer stated that the center line of the road is a natural subdivision and a request could be made no-building waiver on the residual lot (Agricultural) thereby creating 3 lots.

Adjournment: *Being no further business before the Planning Commission, Gary Kuehner motioned, seconded by Ted Snyder, to adjourn the meeting at 6:56 PM. MOTION CARRIED, Kuehner, Berros, Snyder, Pearson voting yes.*

Respectfully Submitted,



Jillyan A. Sterling
Secretary