



## Lehigh Valley Planning Commission

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Vice Chair

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Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

### LEHIGH VALLEY PLANNING COMMISSION

#### Minutes from the Thursday, May 30, 2019 Meeting

The Lehigh Valley Planning Commission met for its regularly scheduled monthly meeting on Thursday, May 30, 2019 at 7:00 pm in the Lehigh Valley Planning Commission's conference room located at 961 Marcon Boulevard, Suite 310, Allentown, PA.

Mr. Repasch chaired the meeting.

Ms. Vazquez took Roll Call.

#### Members in Attendance:

##### Lehigh County

Percy Dougherty, Mike Gibson, Steven Glickman, Michael Harakal, Kent Herman, Christina Morgan, Kathy Rader, Stephen Repasch, and Donna Wright

##### Northampton County

Christopher Amato, Malissa Davis, Liesel Dreisbach, Charles Elliot, Susan Lawless, Robert Lammi, William McGee, John McGorry, Pamela Pearson, Tina Smith, Gerald Yob, and Greg Zebrowski

#### Members Absent:

##### Lehigh County

Bob Elbich, Julio Guridy, Miriam Huertas, Richard Molchany, Owen O'Neil, Marty Nothstein, Kevin Schmidt, Leonard Lightner, and Christine Weaver

##### Northampton County

Janell Connolly, Darlene Heller, Kevin Lott, Stephen Melnick, David O'Connell, Salvatore Panto, and Spirit Rutzler

**Staff Present:** Jill Seitz, John von Kerczek, Becky Bradley, Bethany Vazquez, Carol Halper, Matt Assad, Charles Doyle, Peter Barnard, and Geoff Reese

**Public Present:** Steve Althouse

#### COURTESY OF THE FLOOR

None.

#### MINUTES

Mr. Repasch stated that the minutes of the April 25, 2019 LVPC meeting are attached. Mr. Glickman made a motion to approve the minutes as presented. Mr. Lammi seconded. With Mr. Amato abstaining from the vote, the motion passed unanimously.

## **CHAIRMAN'S REPORT**

### *1. New LVPC Commissioner*

Mr. Repasch welcomes Mr. Christopher Amato, Northampton County, to the Commission. Mr. Amato gave a brief introduction of himself to the Commission.

## **COMMITTEE REPORTS**

### **Comprehensive Planning Committee**

#### *1. Upper Macungie Township – Comprehensive Plan*

Mr. Barnard presented the Upper Macungie Township Comprehensive Plan and reviewed changes made post-Comprehensive Planning Committee. Such changes included that the LVPC not be identified as a funding source for the Township's transportation projects. The plan includes all the required items listed in Section 301 of the Pennsylvania Municipal Planning Code. The LVPC applauded the Township's incorporation of redevelopment and adaptive reuse strategies for office parks and warehouses as well as design standards for larger development site planning. The LVPC also commended the emphasis throughout the plan on regional planning and the regional impacts of warehouse development as well as the Township's collaborations with its neighboring municipalities in implementing the Hamilton Boulevard Corridor Plan and coordinated planning for transportation corridors, common gateways, and the mitigation of impacts from warehouse development. The LVPC recommended that the Township consider inclusionary zoning among its strategies to ensure the long-term availability and attainability of affordable housing. Ms. Wright made a motion to approve the staff comments as presented before the Commission. Mr. Dougherty seconded the motion. With Ms. Rader abstaining from the vote, the motion passed unanimously.

#### *2. Upper Saucon Township – Zoning Ordinance Amendment – Truck or Motor Facilities Curative Amendment*

Mr. Barnard presented the Upper Saucon Township Truck or Motor Facilities Curative Amendment, bringing to the Commission's attention the Committee changes from the May 28 meeting. The curative amendment proposes the deletion of Upper Saucon Township Zoning Ordinance 484.E., which imposes locational restrictions on the subject property that prevent the Petitioner's intended development of the property for warehouse use. After reviewing the County Comprehensive Plan and the Long-Range Transportation Plan, the LVPC determined that the proposed land use is not consistent. While industrial uses such as warehouse and logistics are allowed within the areas designated for urban development, the particular area in question is not a good location for such facilities. After consideration of a proposed curative amendment by Key Lehigh, LLC concerning the development of four lots totaling a proposed 119.23-acre property, it appears such a request does not have merit. The applicant has proposed a land development plan and exceeds limitations of the zoning code which appear to be solely created by the design of development. It appeared the question of compliance is not created by limitations of warehousing use within the zoning district, but rather the plan design does not comply due to desired design of building location. The applicant had proposed a plan perceived as not complying with such conditions, and therefore the curative amendment was not recommended for approval. Ms. Wright made a motion to approve the presented staff comments with the edits from the Comprehensive Planning Committee. Ms. Driesbach seconded the motion. The motion passed unanimously.

#### *3. Project Review, Summary Sheet*

Mr. Barnard presented the project summary sheet for the Comprehensive Planning Committee. All items presented were either consistent with the County Comprehensive Plan or

matters of local concern. Ms. Wright made a motion to approve the staff comments as presented. Mr. Lammi seconded. Ms. Pearson abstained from voting on the Tatamy Borough Zoning Ordinance Amendment. The motion passed unanimously.

## **Environment Committee**

### *1. Monocacy Creek Act 167 Ordinance Update*

Mr. Reese reviewed the status of the Monocacy Creek Act 167 Ordinance Adoption. The plan was approved on May 21, 2018 by the Department of Environmental Protection. Currently, 11 municipalities in the watershed have adopted the plan, there are still 2 outstanding municipal adoptions. The remaining municipalities are the cities of Allentown and Bethlehem.

## **Transportation Committee**

### *1. Walk/RollLV: Active Transportation Plan*

Mr. Reese reported that the consultant is finishing up the work for the Priority Bicycle Commuting Corridors and Catalytic Projects data. Components of the Draft Plan are expected to be completed by the end of the week. The Walk/RollLV Team will be holding a launch event in the City of Bethlehem at the intersection of New and Broad Street. The event will be bringing local leaders together to celebrate multimodalism while also raising awareness for safety. In compliance with USDOT, the event is being held in a high crash location. The event will be held from 3:30-5:30 pm and will include dancing, music, speakers, a LANTA bus tour, a biking loops, pedestrian loop, and much more. All are encouraged to attend. The next multimodal working group meeting will be held on June 26<sup>th</sup> at American on Wheels. The meeting will begin promptly at 3:00 pm.

## **OLD BUSINESS**

### *1. FutureLV*

#### *a. Centers and Corridors Concept*

Mr. Barnard and Mr. Doyle presented information on the FutureLV: The Regional Plan, Centers and Corridors Concept. The Centers and Corridors Concept framework for the FutureLV Plan is based on the analysis of land use, socio-economic, transportation, and environmental data. Centers are defined as active economic districts near residential neighborhoods, and corridors are defined linear connections between mixed-use as districts. The result of the analysis will guide future investments in the Lehigh Valley for the next 25 years. Mr. Barnard and Mr. Doyle reviewed the types of centers and their descriptions (historic, post-war, and emerging), the location of these centers, types of corridors and their descriptions (Tiers 1-4), the location of each corridor, and areas for appropriate densification.

#### *b. Working Group Meeting: The next FutureLV Working Group Meeting will take place on June 17, 2019 at the LVPC office from 3:00 – 5:00 pm.*

## **NEW BUSINESS**

None.

## **CORRESPONDENCE**

### *1. Letter from Secretary Richard – I-95 Corridor Coalition Mileage-Based User Fee Study Request*

Ms. Bradley reported on a letter she received from Secretary Richards regarding the I-95 Corridor Coalition Mileage-Based User Fee Study. Congress has instructed the states to test new funding approaches that could ensure future resources for our transportation system needs. Pennsylvania is participating in a study project by the I-95 Corridor Coalition that will test the practicality of a mileage-based usage fee, an approach that would charge motorists for the mileage they travel on public roadways, instead of the fuel they consume. PennDOT has been tasked to sign up 450 Pennsylvanians from across the state to try out a plug-in mileage recording device. Volunteers will then be sent an artificial bill. The purpose of the study is to simulate a mileage-based user fee process to test how well the technology and support system operates and to identify concerns and needs to assess the overall viability of the approach. Commissioners were encouraged to participate.

2. *Letter from Lamont McClure, Northampton County Executive, on Restore Pennsylvania*

Ms. Bradley reported on a letter she received from Northampton County Executive Lamont McClure regarding Restore Pennsylvania. Restore PA is a \$4.5 billion infrastructure investment plan to help rebuild the Commonwealth. According to Executive McClure, the program would boost the economy, create jobs, and position PA businesses to succeed in the global market. Ms. Bradley shared some plan highlights, as laid out in the letter. The Commission engaged in discussion regarding the letter.

3. *Pennsylvania Department of Transportation Newsletter: Bath Borough*

Ms. Bradley gave a brief summary of the purpose of the PennDOT newsletter and shared information covered in the newsletter regarding Bath Borough.

## **EXECUTIVE DIRECTOR'S REPORT**

1. *Monthly BuildLV: Subdivision and Land Development Report*

Ms. Bradley presented information on the April Monthly BuildLV: Subdivision and Land Development Report. The report will be distributed publically around the 15<sup>th</sup> of each month and is available at [lvpc.org](http://lvpc.org).

## **ANNOUNCEMENTS AND INVITATIONS TO ATTEND THE FOLLOWING WERE MADE:**

1. *Commissioner Participation*

- The Chamber's 2019 Lehigh Valley Transportation Forum will be held on June 11<sup>th</sup> at Mack Trucks Customer Service Center, from 10:30 am – 1:00 pm.

2. *Planning + Pizza @ LVPC Office, 12:00 – 1:00 pm*

The next P+P sessions will be held on June 19<sup>th</sup>, PennDOT Connects, and June 26<sup>th</sup>, Local Government Appreciation Day @ Wayne Grube Park.

3. *LVPC Gala + 6<sup>th</sup> Annual Lehigh Valley Awards*

The 6<sup>th</sup> Annual LVPC Gala + Awards will be held on October 16<sup>th</sup> at DeSales University. Networking begins at 4:00 pm and the program + dinner will begin at 5:00 pm.

4. *Local Technical Assistance Program (LTAP) @ LVPC Office*

The upcoming LTAP class will be and ADA Transition Plans + Self Evaluations, August 6<sup>th</sup> (8:00 am – 12:00 pm)

**Adjournment**

With no further business, Mr. Harakal made a motion to adjourn. Mr. Repasch seconded the motion.

Submitted by:

Becky Bradley, AICP, Executive Director

Bethany Vazquez, Program Associate