

April 13, 2023

EMMAUS PLANNING COMMISSION

1. CALL TO ORDER

Chairman Gibson called the April 13, 2023 Emmaus Planning Commission Meeting to Order at 7:00 p.m., with the following members present:

Mike Gibson	Chairman
Todd Ackerman	Member
Nigel Watt	Member
Robert Toth	Member
Christian Didra	Member
Josh Grice	Member
Jason Ulrich	Solicitor
Robert Hammond	Secretary
Sara Jarrett-Eaton	Assistant Borough Manager

Commissioner Raynock was absent.

2. READING OF THE MINUTES

Motion by Commissioner Watt, seconded by Commissioner Toth to dispense with the reading of the February 9, 2023 meeting minutes. No discussion. Motion approved 6-0. Motion carried.

Motion by Commissioner Ackerman, seconded by Commissioner Watt to approve the February 9, 2023 meeting minutes. No discussion. Motion approved 6-0. Motion carried.

3. COMMUNICATIONS

None

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

a) Lehigh Valley Honda Site Plan Review – 685 State Avenue

Appearing before the Commission was the attorney for the applicant, Ronald Corkery, and Frank Clark from Keystone Consulting Engineers. Attorney Corkery explained the nature of the proposed addition. The proposal includes an addition of five service bays, a tool room, and a

carwash as an accessory use to the existing primary use. Currently, there is bituminous pavement in the location in which the addition has been proposed, so no additional impervious surface is proposed. A fire lane will be maintained around the addition, and prior development added a fire hydrant at the rear of the building. Mr. Clark explained that the proposed addition was selected to not interfere with existing underground stormwater infrastructure. The addition will be 14' high, and the existing roof downspouts will be rerouted and connected to the existing storm sewer. Water for the carwash will be supplied by an existing water line located inside of the Honda dealership, and water will be largely recycled, cleaned, and reused. Mr. Clark stated that he is still calculating the volume of increased water usage, if any, resulting from this carwash use. Mr. Clark requested a waiver from Zoning Ordinance 117.1.1(1) requiring the depiction of contour lines on a plan. Ott Consulting recommended accepting that waiver in its review letter. Mr. Clark expressed willingness to comply with Hanover Engineering's review letter. Attorney Corkery reviewed his letter dated 03/10/23 and stated that Vinart also proposes to demolish the neighboring property which they own to the northwest of this site, which currently contains a small strip mall, in order to provide greater access to the site. Attyorney Corkery explained to the Commission that the construction permitting process will address technical aspects of construction. The Commission discussed the project. Commissioner Watt asked if water from the carwash would discharge beyond the site, and Mr. Clark explained that a trench drain will be installed at the exit of the carwash to capture any discharge. Commissioner Grice asked about the fire radius turning lane. Chairman Gibson requested that the Fire Chief review the plan to confirm fire truck access.

Motion by Commissioner Ackerman, seconded by Commissioner Toth, to approve the waiver of Zoning Ordinance 117.1.1(1) requiring the depiction of contour lines on a plan. Motion approved 6-0. Motion carried.

Motion by Commissioner Grice, seconded by Commissioner Didra, to recommend approval of the project to the Zoning Officer in accordance with the conditions of the Hanover and Ott review letters and the Fire Chief's pending review. Motion approved 6-0. Motion carried.

6. BILL REVIEW

Gross McGinley Invoices:

No comments.

Ott Consulting Invoices:

No comments.

Norris McGlaughlin Invoices:

No comments.

Hanover Engineering Invoices:

No comments.

Motion by Commissioner Watt, seconded by Commissioner Didra to approve the submitted bills. No discussion. Motion approved 6-0. Motion carried.

7. CHAIRMAN'S BUSINESS

Chairman Gibson provided an update on the status of the Zoning and SALDO Ordinance rewrite. He explained that it is under final review by the Task Force and the Borough Solicitor. Chairman Gibson observed that the new ordinances are longer than the existing ordinances, but they appear to be more intuitive, thorough, and clearly understandable than the legacy ordinances. The Commission expressed continued concern regarding the public improvements in the Fields at Indian Creek subdivision not yet installed in neighboring Upper Milford Township. Chairman Gibson also informed the Commission that he will not be seeking a term renewal when his term expires in 2024. At the close of his current term, he will have served the Borough for 16 years on the Planning Commission and expressed pride in the makeup of the current Commission.

8. ADJOURNMENT

Motion by Commissioner Toth, seconded by Commissioner Watt to adjourn the April 13, 2023 Planning Commission Meeting. Motion approved 6-0. Motion carried.

The Planning Commission Meeting was adjourned at 7:35 pm.

Submitted by:
Robert Hammond
April 14, 2023