

**EMMAUS PLANNING COMMISSION**

1. **CALL TO ORDER**

Chairman Gibson called the August 14, 2025 Emmaus Planning Commission Meeting to Order at 7:00 p.m., with the following members present:

Michael Gibson	Chairman
Christian Didra	Member
Nigel Watt	Member
Robert Toth	Member
Josh Grice	Member
Jeffrey Ott	Borough Engineer
Brent Reed	Codes Official
Eric Fuhrmann	Director of Codes

Commissioner Raynock and Commissioner Ackerman were absent. Also in attendance was Attorney Jeffrey Fleischaker, Gross McGinley.

2. **READING OF THE MINUTES**

**Motion by Commissioner Toth, seconded by Commissioner Watt to dispense with the reading of the June 12, 2025 meeting minutes. There were 5 ayes. Motion approved 5-0. Motion carried.**

**Motion by Commissioner Didra, seconded by Commissioner Watt to approve the June 12, 2025 meeting minutes as drafted. There were 5 ayes. Motion approved 5-0. Motion carried.**

3. **COMMUNICATIONS**

a.) **Zoning Hearing Board Agenda, August 27, 2025** – No Comments on the Agenda.

4. **UNFINISHED BUSINESS** - None.

5. **NEW BUSINESS**

**a) 216 S 2<sup>nd</sup> Street Land Development – 10-unit apartment building**

The applicant, Matt Spangenberg, explained that he and his partner, Jonathan Wilhite, are proposing to demolish an existing detached residence and build a 10-unit apartment building. Borough Engineer, Jeff Ott, reviewed Ott Consulting's review letter dated August 8, 2025.

Page 2, #3 – Waiver requests must be submitted in writing.

Page 2, #4 – Combined Preliminary/Final Plan

Page 3, F1d – House numbers assigned by the Borough.

Page 3, F1e – Parking setbacks. Does not apply.

Page 5, #12 – Park & Rec Fees.

Page 6, #17 – Parking Areas.

Page 6, #18 – Screened enclosure shall provide a minimum ten (10) foot interior length and width.

Mr. Spangenberg stated that the dumpster will be placed in the back of the building. Mr. Ott explained that each screened enclosure shall provide a minimum ten (10) foot interior length and width. Mr. Spangenberg explained that there is not enough setback to provide 10’.

Page 6, #20 – Sidewalk waivers. Ott Consulting recommends a deferral of sidewalk installation until such time is warranted.

Page 7, #4 – Guidelines/Criteria for Replacement of Curb and/or Sidewalk -Ott Consulting recommends a deferral by street.

Commissioner Watt questioned the length of the pipes in the underground detention pond. Mr. Ott responded that the design engineer will resolve this issue.

Commissioner Watt questioned the removal of trees and noted that there was no landscaping plan submitted. Mr. Spangenberg responded that a plan will be submitted.

Commissioner Grice asked Mr. Spangenberg to clarify the location of the dumpster. Mr. Spangenberg explained that they are proposing a roll out dumpster on wheels to be placed in the rear of the building. Commissioner Grice asked if there was enough impervious coverage. Chairman Gibson explained that there is according to the new Zoning Ordinance.

Commissioner Watt asked how tall the building will be. Mr. Spangenberg responded that the building will be under the requirement. Mr. Ott recommended listing the maximum height requirement on the plan.

Chairman Gibson explained that the applicant will be required to submit a waiver for Page 6, #18 and #20 asking for a deferral for sidewalks. A deferral will allow the Planning Commission to recommend the Final Plan. Chairman Gibson stated that the landscape/lighting plan must be submitted prior to the next meeting, and they must comply with the Ordinance. He explained that they can ask for a waiver for trees. Mr. Spangenberg asked if the trees can be placed somewhere else in the Borough and Chairman Gibson responded that the placement of the trees is specific to the project.

**b) House & Barn Miniature Golf Course, 1449 Chestnut Street – Land Development**

Chairman Gibson stated the House & Barn have requested to table the item.

**Motion by Commissioner Grice, seconded by Commissioner Toth to table the House & Barn Miniature Golf Course, 1449 Chestnut Street project. There were 5 ayes. Motion approved 5-0. Motion carried.**

**c) 318 E Harrison Street – Apartments**

The applicant, Christopher Byerly, explained that he is proposing to add 3 units to the back of his property located at 318 E. Harrison Street. He stated that there are currently 2

residential units. Hanover Engineering had no report on the review letter dated August 7, 2025. Borough Engineer, Jeff Ott reviewed Ott Consulting's letter dated August 8, 2025.

Page 2, #3 – All waiver requests must be submitted in writing.

Page 2, #4 – Preliminary/Final Plan. Approval of a combined Preliminary/Final Plan is at the discretion of the Borough. Mr. Ott noted that a variance granted by the Zoning Hearing Board would be required for parking in front of the building in the Urban Gateway Zoning District. Chairman Gibson stated that there are 2 parking spaces to the rear, and the applicant will add one additional parking space. He stated that the applicant will not need to go before the Zoning Hearing Board for parking or setbacks.

Page 5, #11 - Parks and Rec Fees are required. An alternative must be discussed with the Borough.

Page 6, #17 – Refuse Disposal should be discussed with the Borough. Mr. Byerly explained that he is either planning on placing a 2-cu dumpster next to the green area space on the plan or on the empty space. Chairman Gibson explained that the placement of the dumpster must be shown on the plan for the next meeting. He also stated that the applicant could have just garbage cans and no dumpster.

Page 6, #18 – Curb & Sidewalk must be brought to the current Borough's standards. Ott Consulting recommends placing the existing sidewalk along the frontage of the property as well as removing the second driveway apron. Commission member Watt asked about ADA requirements. Mr. Ott responded that the Codes department will determine the ADA requirements. Mr. Byerly stated that he will address this with the engineer. Chairman Gibson stated that the applicant will need to meet all requirements and return to the Planning Commission for approval.

#### **d) 130 S 6<sup>th</sup> Street – Lot Line Adjustment**

The applicant, Tom Walsh, explained that he is a partner at 7035 LLC. He explained when the property was purchased it was already divided into 3 parcels. The Zoning Hearing Board required that the applicant obtain a Lot Line Adjustment to divide the lot into 2 parcels. Mr. Walsh submitted written requests for waivers dated August 11 and August 12, 2025. Commissioner Watt asked if the alley noted on the plan has been abandoned. Attorney Fleischaker explained that action is needed to determine whether the alley was abandoned. Mr. Walsh stated that the alley in question is grass covered, and other properties have pools and fences on the alley. Commissioner Watt asked if the parking requirements have been met. Chairman Gibson responded that there is parking on the street. Mr. Walsh explained that the front door will be facing S. 6<sup>th</sup> Street, and they will provide 5 new parking spaces, and the existing dwelling unit does not require additional parking. Chairman Gibson stated that the abandoned alley must be addressed, and it will be necessary for the applicant to return to the next Planning Commission meeting.

#### **6. BILL REVIEW**

##### **Hanover Engineering Invoices**

No comments.

##### **Ott Consulting Invoices**

No comments.

**Gross McGinley Invoices**

No comments.

**Motion by Commissioner Watt, seconded by Commissioner Toth to approve the submitted bills. There were 5 ayes. Motion approved 5-0. Motion carried.**

**7. CHAIRMAN'S BUSINESS**

Chairman Gibson discussed the Lehigh Valley Planning Commission's Housing report and noted that there are corrections needed. He noted that the new Zoning Ordinance did not address nuisance advertising signs. He suggested that the Ordinance should be amended to include the collection and fining of advertising. He stated that he will email the Chairman of the Health, Sanitation, and Codes Committee to discuss the item.

**8. ADJOURNMENT**

**Motion by Commissioner Toth, seconded by Commissioner Didra to adjourn the August 14, 2025 Planning Commission Meeting. There were 5 ayes. Motion approved 5-0. Motion carried.**

The Planning Commission Meeting was adjourned at 8:02 p.m.

Respectfully submitted by:  
Paula Weiant, Administrative Assistant  
August 28, 2025