

**WIND GAP PLANNING COMMISSION  
29 MECHANIC STREET  
WIND GAP, PA 18091**

MEETING: Thursday, August 7, 2003

MEMBERS: Sandra Lockard

Linda Paynter  
Andrew Perrine  
Joan Valley  
Todd Beil

OFFICIALS: Peter Layman, Esq. Solicitor  
Ronald Madison, Borough Engineer

Sandra called the meeting to order at 7:34 p.m. Linda motions to approve the minutes from July 3rd  
Joan seconded the motion all in favor.

We are here to discuss the Proposed amendments to the Comprehensive Plan and the proposed Zoning Amendments.

Andrew does not think that it would be in the best interest to have a Research Laboratory in the Borough of Wind Gap.

Mr. Layman said two issues you are bringing up, under Pennsylvania law we are required to allow for all legal uses with very few exceptions somewhere. A research lab is not an illegal use. Andrew said we do not know what kind of research they will be conducting there and if there is an accident it will harm the people of Wind Gap Borough. Peter said if we have to put it somewhere, if you have some concerns are they better addressed with setbacks and regulatory provisions that will prevent it and minimize the danger. Andrew feels that research laboratories should not be allowed.

Todd has a problem with the zoning map. The commercial zone should be going up to Alpha Road. Ron said that has been addressed at Council meetings and the predominant area is residential. Everything North of Alpha it was and still will be I-C what they are proposing is making the ambulance Corp's switch back from R-8 to I-C. Cramer's is in the I-C district. They though the use would be more consistent.

Joan questions the location of the target range. Todd asked where this would be placed. Sandra said in the B-M district and Ron said also the SPC district

Todd wants to know how long the Comprehensive Plan has been in the development stage. Pete said about two years. It has been in the talking stage since the year 2000. Ron said Wind Gap is updating the Zoning and Comprehensive Plan and there is long-range discussion with the surrounding municipalities for possible joint zoning.

Pete would like to talk about process. You have three things in front of you, in February 2003 the process of the

Comprehensive Plan and the Zoning Ordinance is being developed over a period of years. Mr. Posh who wants to develop the CVS presented a special zoning petition, which was aiming at re-zoning the back part of the property that he has under agreement. From R-8 district to the C district, to allow the entire property to be developed commercially. It re-zones the land show to C, which will now be called TC from R-12 and from I-SC. We recommend that to Council in February and it stopped there and Council moved ahead with its Comprehensive zoning. Council is setting a September 30, 2003 hearing to consider these and as part of that or considered separately, this limited Posh proposal. So under the MCP we are to make comments to Council on proposed Zoning Ordinances and Comprehensive Plans. We should do that before the September meeting either at this meeting or our September meeting. Also, we should give separate comments to them on the Comprehensive Plan the Comprehensive Zoning and on the Posh re-Zoning. On the Posh we could recommend approval as written, recommend with changes, recommend to turn down, or do nothing and the recommendation from February will stand. On the other documents, you have three choices, recommend without changes, and if approved recommend with changes or recommend to turn down. I think there should be three separate motions. Todd asked how current are these amendments compared to other townships.

Ron said Tom Palmer at Urban Research is up to date and is tuned into the environmental and legal statues. Pete said most of the Zoning Ordinances in the slate belt area with the exception of Pen Argyl, which was done by the Lehigh Valley Planning Commission and upper Mt. Bethel, had been done in the last 15 year have been done by Urban Research. They did Wind Gaps number 3 Zoning Ordinance that is the most recent ordinance. They are experienced. Ron said it would be good to make a fourth recommendation, to work on the SALDO.

Todd asked about the letter from Mr. Zito to Mr. Posh's attorney. This letter is about the public hearing that Council has to hold and all the bodies, school district, Lehigh Valley Planning, Wind Gap Planning Commission have a right to submit comments. With the Zoning Ordinance they have 30 days to submit comments, with the Comprehensive Plan they have 45 days to submit comments before Council votes. What Mr. Zito is saying that a hearing cannot be scheduled until all of those bodies have at least 45 days for the Comprehensive Plan and 30 days for the Zoning. The earliest would be September 30, 2003. They need some variances on some of the current or future zoning ordinances. There is a hearing to be advertised on or about September 30, 2003. Advertising will be two consecutive weeks no less than 7 days no more than 30 days. Technically you can make the comments in September, or you can make the comments tonight.

Anthony Curccio, Zoning Hearing Board member and resident of Wind Gap this was brought up before the board for a variance relating to the R-12 area, they have to show proof it could be used utilized for anything else. Pete said that is the variance standard. If Council would choose to re-zone because it is a legislative decision of council, they have broader powers to decide where the zoning boundaries should be. Posh withdrew. Anthony asks if there are any plans and standards for the lighting. Ron said there are none and the technical details are not there. No height limit, no illumination limits.

## **SALDO**

Ron Madison motions to recommend to Council that they update SALDO to the current standards. Todd Beil seconded the motion. All in-favor.

## **POSH**

Joan Valley motions to have the petition stand the way it is and take no action. Andrew Perrine seconded the motion. All in-favor.

## **COMPREHENSIVE PLAN**

Joan Valley motions to accept the proposed amendment. Linda Paynter seconded the motion. All in-favor.

## PROPOSED ZONING AMENDMENTS

Motion to recommend with changes

Andrew wants item 42 on page 15 the research laboratory omitted, but have stipulations, setbacks and or fencing. Todd does not like the way the Commercial is going to be re-zoned. Todd wants the TC district to extend the whole way up to Alpha Road

Mr. Curcio said that he visited Dixie and the research lab was separated from the office part and they used pressurized concrete walls with hurricane fence with barbed wire. Ron said the insurance company might require it.

1. Andrew makes a motion, for recommendation for Council to consider to delete the research laboratory or provide the setbacks up to 500 feet and a substantial eight feet barbed wire fence, Joan seconded the motion. All in-favor.
2. Todd makes a motion to have TC district to extend from the current north to Alpha Road on both sides of the street. Linda Paynter seconded the motion. Roll call taken in favor 4-1. Joan Valley voted against.
3. Sandra makes a motion to vote to table the recommendations for the Zoning Ordinances, until September to see if Council has any other concerns. Todd seconded the motion. All in-favor.

Ron said Hanover engineering would not take any private work in Wind Gap Borough. Hanover has recently taken work out of the Lehigh Valley office for Posh on the development in the Hanover Township, Lehigh County. This will not change any reviews Hanover has for Posh in this Borough. Ron will disclose this information to Borough Council as well.

Sandra asked if there are any more comments from the audience.

On motion, by Sandra Lockard to adjourn the meeting, seconded by Joan Valley, meeting adjourned at 8:50 pm

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Millie Del Negro  
SALDO Officer / Zoning Secretary

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