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Executive Director

## LEHIGH VALLEY PLANNING COMMISSION

### Minutes from the Thursday, February 25, 2021 Meeting

Due to the COVID-19 pandemic, the LVPC held a virtual public meeting on February 25, 2021. The meeting was advertised in the Lehigh Valley Press on Monday, December 28, 2020.

Mr. Zebrowski chaired the meeting.

Ms. Winton took Roll Call.

#### **Members in Attendance:**

##### **Lehigh County**

Geoff Brace, Bob Elbich, Mike Gibson, Steven Glickman, Michael Harakal, Kent Herman, Jamie Johnson, Leonard Lightner, Richard Molchany, Joyce Moore, Christina Morgan, Owen O'Neil, Kathy Rader, Stephen Repasch, and Kevin Schmidt

##### **Northampton County**

Christopher Amato, Malissa Davis, Liesel Dreisbach, Charles Elliott, Andrew Elliott, Darlene Heller, Susan Lawless, William McGee, John McGorry, Stephen Melnick, David O'Connell, Pamela Pearson, Tina Smith, and Greg Zebrowski

#### **Members Absent:**

##### **Lehigh County**

Phillips Armstrong, Percy Dougherty, Ce-Ce Gerlach, Ray O'Connell, and Joshua Seigel.

##### **Northampton County**

Robert Donchez, Darlene Heller, Kevin Lott, Carl Manges, Lamont McClure, Salvatore Panto, Spirit Rutzler and Gerald Yob.

**Staff Present:** Matt Assad, Becky Bradley, Charles Doyle, Brian Hite, Geoff Reese, Jill Seitz, Samantha Smith, and Jennifer Winton.

**Public Present:** Kevin Kalman and Kurt Bresswein

#### **COURTESY OF THE FLOOR:**

Mr. Kalman Fire Police Captain of the Bethlehem Township Volunteer Fire Department wanted to gauge interest in the Lehigh Valley Traffic Management Task Force. Ms. Bradley indicated the Traffic Management Task Force is a matter for the LVTS and will reach out to discuss.

## **CHAIRMAN'S REPORT**

### *1. New Commissioner Introduction*

Mr. Zebrowski welcomed new Commissioners Geoff Brace as a Representative for Lehigh County, Joyce Moore as a Representative for Lehigh County and David O'Connell as a Representative for Northampton County and asked them to say a few words. All are looking forward to serving the Lehigh Valley.

### *2. New LVPC Staff*

Mr. Zebrowski welcomed Jennifer Winton, Executive Secretary, as the newest addition to the Lehigh Valley Planning Commission and asked Ms. Winton to say a few words. Ms. Winton thanked the Commission and indicated she is looking forward to being part of an organization that provides meaningful services to the region.

## **MINUTES**

Mr. Zebrowski stated that the minutes of the January 28, 2021, LVPC Full Commission meeting attached in the meeting packet. Mr. Repasch motioned to approve the minutes and Mr. Harakal seconded the motion. Ms. Moore and Mr. Brace abstained from the vote and the motion passed.

## **COMPREHENSIVE PLANNING COMMITTEE:**

Mr. Melnick presented the February Comprehensive Planning Committee items with staff presenting Information.

### *1. Forks Township – Land Use of Regional Significance – Glover Road Industrial Development.*

Ms. Smith reviewed the Land Use of Regional Significance Forks Township. Proposed to construct a 160,000-square-foot warehouse in a pivotal area that must balance development pressure and farmland preservation. The letter addressed the need for extended sidewalks, and the need to coordinate with PennDOT regarding the transportation infrastructure impacts of this project's potential traffic generation. Ms. Smith shared additional LVPC comments with the Commission. Ms. Dreisbach motioned to approve the staff comments as presented. Mr. Molchany seconded the motion. The motion passed unanimously.

### *2. City of Allentown/Hanover Township (LC) – Land Use of Regional Significance – Lloyd Street Warehouse*

Ms. Seitz reviewed the Land Use of Regional Significance for the City of Allentown. The proposed is for a 326,630-square-foot warehouse both in Hanover Township, Lehigh County and the City of Allentown. The proposal is within a major activity center for the region and requires greater support of multimodal transportation opportunities to be successful. The transportation impacts and needs of the project warrant significant coordination in order to mitigate resulting impacts to the surrounding communities. Ms. Seitz shared additional LVPC comments with the Commission. The Commission discussed who will be responsible for the infrastructure updates. Mr. Lightner indicated that generally

the developer is responsible to do the updates. Mr. Melnick made a motion to approve. Mr. Elbich seconded the motion. The motion passed unanimously.

3. *City of Bethlehem/Lower Saucon Township – Land Use of Regional Significance – Majestic Bethlehem Center*

Ms. Smith reviewed the Land Use of Regional Significance for the City of Bethlehem. The subject application proposes an 833,230-square-foot warehouse on Commerce Center Boulevard. The LVPC previously reviewed proposals for the subject property in 2017 and 2011 with the former including two separate buildings and a smaller square footage than is currently proposed. The project is generally consistent with *FutureLV: The Regional Plan* because it is located within a Development area of the General Land Use Plan in an existing industrial park. Ms. Smith shared additional staff comments with the Commission. Mr. Molchany motioned to approve. Mr. Repasch seconded the motion. The motion passed unanimously.

4. *Lower Nazareth Township – Land Use of Regional Significance – Lehigh Valley East 17*

Ms. Seitz reviewed the Land Use of Regional Significance for Lower Nazareth Township. The subject application proposes to construct a 378,000-square-foot warehouse on Nazareth Pike. The project supports the intent of *FutureLV* to “encourage an interconnected street network” (of Policy 2.2) and fulfills a proposed street extension as identified on the adopted Township Official Map. Ms. Seitz shared additional comments with the Commission. Mr. McGee asked who will be responsible for the costs to update the infrastructure. Ms. Seitz indicated that the developer has proposed to update to Lonat Drive. Mr. Repasch stated that municipalities need to have a good conversation with surrounding communities on how these projects will impact their neighbors. Mr. Lightner motioned to approve the staff comments. Mr. Elbich seconded the motion. The motion passed unanimously.

5. *Committee Summary Sheet*

Mr. Melnick indicated that the Comprehensive Planning Committee summary is in the meeting packet. Ms. Dreisbach motioned to approve the Comprehensive Planning Committee Summary Sheet. Mr. Glickman seconded the motion. Mr. Zebrowski abstained from the Zoning map amendment for the City of Bethlehem. The motioned passed.

## **Environment Committee**

1. *Committee Activity Report*

Mr. Repasch stated that the Environmental Committee met on Tuesday, and that there were no action items on the agenda.

## **Old Business:**

1. *Monthly Activity Reports:*

Ms. Bradley presented information on the January Monthly BuildLV, Subdivision and Land Development Report. There were 46 reviews, including 25 reviews performed for Lehigh County and 21 for Northampton County last month. Mr.

McGee asked if a map could be created to show the location of each warehouse in Lehigh and Northampton counties. Ms. Bradley indicated that it is currently underway. Mr. Glickman asked if there was information on vacant warehouse information. Ms. Bradley indicated there is an LVTS study underway on industrial inventory and staff will bring back to the Commission. Mr. Hite reviewed the Traffic Count data with the Commission as well.

### **New Business:**

#### 1. BuildLV Annual Report Presentation

Ms. Bradley summarized the Annual Organization Report as required by Pennsylvania Municipalities planning code on or before March 1<sup>st</sup> each year. Mr. Molchany motioned to accept the LVPC Annual Organizational Report. Mr. Glickman seconded the motion. The motion passed unanimously.

### **Communications:**

#### 1. *Morning Call Business Cycle Column*

Mr. Assad stated that the most recent LVPC Column published in the Morning Call on Sunday, February 7, 2021. The next column will be about development proposals in 2020 during a Pandemic and will appear Sunday, March 14, 2021.

### **Executive Director's Report:**

#### 1. *New Monthly, Plan Lehigh Valley Talk Show on WDIY, Lehigh Valley Public Radio, 88.1! Airs April 5<sup>th</sup> at 6:30 pm*

Ms. Bradley announced that the LVPC is partnering with WDIY Lehigh Valley Public Radio for a monthly talk show called Plan Lehigh Valley.

### **Public Engagement and Participation:**

#### 1. *Engagement and Participation*

Mr. Assad reviewed the public engagement and participation efforts for the month.

### **Adjournment**

Mr. Zebrowski stated that the next LVPC meeting is set to be virtually on Thursday, March 25, 2021 at 7:00 pm. Mr. Zebrowski asked for a motion to adjourn the meeting; Mr. Molchany made the motion. Mr. Zebrowski seconded the motion, and the meeting was adjourned.

Submitted by:

Becky Bradley, AICP, Executive Director

Jennifer Winton, Executive Secretary