

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

December 19, 2023
6:30 P.M.

Present: Yoder, Steitz, Engelman, Hawk, Rossi, Thomas; Melissa A. Wehr; Vicky Roth; Kevin Chimics

Absent: Murray

Attendance: 0

Approval of Minutes: September 19, 2023, Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the September 19, 2023, Planning Commission Meeting and accept same as presented.

Thomas, Hawk: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas stated he has correspondence not related to business on the Agenda which is available for review at the Township office during normal business hours.

General Business:

1. Special Exception Use, Provident Group-Lehigh Valley Properties, LLC, 3337 Airport Rd., Allentown, PA 18109 (Review and Recommendation)

Kate Durso with Fitzpatrick, Lentz and Bubba came before the Planning Commission representing the Applicant. The LLC is under agreement with the Lehigh-Northampton Airport Authority to develop approximately a 5 acre portion of the existing airport property for a Courtyard Marriott Hotel. The intent is for the hotel to be part of the airport complex and is permitted by the Special Exception in the underlying zoning district which is why they are before the Planning Commission this evening. The property will include a 228 space parking lot dedicated to the use which will include three loading spaces, which is more than what the ordinance requires. The hotel will have its own banquet-type and meeting room areas as well as an onsite restaurant for the use of the occupants of the hotel. The typical deliveries will consist of small box trucks or smaller-type vehicles. The hotel will be constructed in phases, but they are seeking the special exception for the entire build-out of the project. Phase 1 is intended to include 145 rooms, the restaurant and the meeting rooms and Phase 2 will be an expansion of a little over 4,000 square feet which will add 28 rooms for a total of 173 rooms. The proposed use meets the special exception requirements set forth in the ordinance. It is in accordance with the Township's Comprehensive Plan. It will not

cause any noise, glare, air pollution, smoke or odor. It is in keeping with the airport's intended developments property. It is proposed on a current underutilized, overflow parking lot and paved storage area that is intended to be demolished. Some of the existing impervious coverage will be replaced with some landscaping when they get into the land development phase. None of the proposed improvements will interfere with wetlands, farmlands, or other natural landscaping within the Township. The site, itself, the hotel will be located adjacent to the multi-module transportation center which will allow the patrons of the hotel easy access to car rentals, a covered taxi waiting area and bus terminal which will hopefully promote the use of multiple forms of transportation on that site. The Airport Authority has confirmed that the location doesn't conflict with any airport transportation functions. For point of record, it will be located adjacent to where the Airport Products Hangar facility was being constructed. The Airport Authority indicated that a hotel is needed in order to accommodate those coming into the area. With the increase of passage of the Lehigh Valley International Airport, this Courtyard Marriott Hotel is intended to be well used. It's setback the required distance from Airport Road and a walking path from the hotel to the airport will be provided.

David Wilson with Colliers Engineering identified where the intended hotel would be located in proximity to Route 22 interchange, the airport, Airport Road and the Township Building. He also discussed stormwater. The entire project is a paved parking lot. They are exempt from Act 167 Stormwater Use requirements, but they will have to get a stormwater project permit through the Conservation District through DEP. They are handling the stormwater by adding a little over an acre of green space. By reducing impervious cover and adding green space will allow the water to soak into the ground and reduce stormwater runoff. It's a natural way to reduce the impact of stormwater. Ms. Durso said this will be further developed during the land development process.

The Chairman asked Ms. Durso if they had an opportunity to review the Township Engineer's letter dated December 13, 2023 and if she had any concerns or questions. Ms. Durso replied that she did not have specific questions or concerns but mentioned that she had been in meetings with the Township Manager and the previous Township Engineer was present and she wasn't sure that some of his comments made it through to the present Township Engineer. For example, when they met with the Township Manager, the intent of showing the little over five-acre leased area was to show that that hotel use would show that it could meet all the building requirements, but not to have it be separate from the airport. They discussed not putting buffers between that use and the airport because it is meant to be part of the complex. They also discussed the banquet facilities meeting room and that the food is an accessory use to the hotel use and not a separate use because it is intended only for the occupants. It was discussed originally with the Township Manager that they had enough parking to cover all those uses but they weren't going to provide separate parking for the individual uses. Most of the other comments were fine.

The Chairman commented that when this comes before them for land development, he would hope that some of the issues are reviewed and incorporated in the plan so the review letter looks a lot shorter and cleaner. Ms. Durso said that a lot of the comments are just noting requirements. They will do their best to have a shorter comment letter for the land development review.

The Chairman said he had a question regarding the supplemental statement, Part 2A under Special Exception, there is a phrase "porte-chochere". He asked Ms. Durso to break it down for everyone. Mr. Wilson replied that it is the overhang canopy roof for when people come in to drop off their

luggage and they stop in front of the hotel to get their bags out, they have that canopy to protect them from the rain.

One of the board members asked if there are any plans for parking for aircrafts. Ms. Durso replied that there are no plans plane and/or jet parking for this hotel complex. Ms. Durso said she will ask the airport if they have any plans for plane and/or jet parking in another area for this project.

Motion: I move we recommend to the Zoning Hearing Board approval of the Special Exception Use, Provident Group-Lehigh Valley Properties, LLC, 3337 Airport Rd., Allentown, PA 18109 as presented.

Thomas, Hawk:

Unan.

The Chairman welcomed the two newest members to the Planning Commission and thank the Planning Commission Attorney and the Township Engineer for their many years of service to the Township. He said it's been a pleasure working with both of them and he hopes they enjoy their retirement.

Adjournment:

The meeting was adjourned at 7:01 P.M.

Respectfully submitted,

Melissa A. Wehr
Township Manager