

HANOVER TOWNSHIP, LEHIGH COUNTY  
PLANNING COMMISSION MEETING

September 19, 2023  
6:30 P.M.

Present: Yoder, Hawk, Murray, Thomas; Melissa A. Wehr; Vicky Roth; Karl Scherzberg

Absent: Steitz; Rossi; Kortze; Anderson

Attendance: 7

Approval of Minutes: July 18, 2023, Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the July 18, 2023, Planning Commission Meeting and accept same as presented.

Thomas, Hawk: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas stated he has received correspondence related to other items not on the Agenda this evening and available for review at the Township office during normal business hours.

General Business:

1. Preliminary/Final Land Development Review, Ground Mounted Solar Array, 1 Cascade Drive, FR Cascade Property Holding LP (Review and Recommendation)

Mr. Jacob Sussman as well as Ryan Veasy, the Engineer for Stantec Consulting Services, Inc. appeared before the Board presenting this plan for approval. In reviewing the plan, they stated this power array would supply 45% of the power needs for this facility. There are 15 modules and it covers 35,000 sq. ft. There would be a 48 inch high fence surrounding this array. This array stands approximately 8 ft. high and underneath each array is a special type of planting which will grow approximately two to three feet high. Around each array will be regular grass which will be maintained. Each array will also need footings and foundation. The agreed to the conditions of the Township Engineer dated September 13, 2023. The Applicant stated they requested a time extension from LVPC for the project's stormwater management plan. The Planning Commission advised them they will add this compliance as a condition in addition to the Township's Engineer review letter. This was acceptable by the Applicant. In that regard, the following Motion was made:

Motion: I move we recommend Preliminary/Final Land Development Review, Ground Mounted Solar Array, 1 Cascade Drive, FR Cascade Property Holding LP as presented by the Township Engineer with the additional stormwater condition by LVPC added.

Thomas, Hawk:

Unan.

2. Special Exception, Raising Cane Restaurant LLC, 1836 Catasauqua Rd., Allentown, PA 18109, Joint Use of Common Parking Lot Spaces (Review and Recommendation)

Anna Weisel and Erich Schock, the Attorney from Fitzpatrick, Lentz and Bubba appeared before the Commission representing this Special Exception use. Raising Cane Restaurant is new to the valley and sells chicken tenders. Mr. Schock stated the canopy encroaches into the setback and that the common parking lot spaces are along the property line between the Red Roof Inn and this facility. The attorney stated this new restaurant does not have hours on a Sunday. They need the special exception for the common use of the parking lot space. They will be appearing before the Zoning Hearing Board in October requesting relief for the parking lot spaces.

Motion: I move we recommend the Special Exception, Raising Cane Restaurant LLC, 1836 Catasauqua Rd., Allentown, PA 18109, Joint Use of Common Parking Lot Spaces as presented to the Hanover Township Zoning Hearing Board.

Thomas, Yoder:

Unan.

Adjournment:

The meeting was adjourned at 7:11 P.M.

Respectfully submitted,

Melissa A. Wehr  
Township Manager