

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

June 20, 2023
6:30 P.M.

Present: Yoder, Hawk, Rossi, Murray, Thomas; Susan G. Maurer, Esquire; Al Kortze, P.E.;
Melissa A. Wehr; Vicky Roth

Absent: Dean; Anderson

Attendance: 3

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

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

Thomas, Hawk: Moved and Seconded

Unan.

Correspondence:

Chairman Thomas stated he has 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, Patriot American Parkway – Lot 1 Parking Lot Expansion Revision (Review and Recommendation)

Rick Roseberry with Colliers Engineering stated there is a previous approval to this project. They are doing this in a phased approach so they submitted a new application. This is the property owned by Patriot Equities at 1110 American Parkway. St. Luke's is the predominant tenant. It is referred to as Lot 1. They have been before the Commission previously with Lots 2 and 3, which are the warehouses. Lot 1 is the office building. They previously received approval for an expansion of the parking lot and expansion of the driveway off the loop road. The main entrance to the main building is located off the court yard at the northeast corner. There is a secondary entrance off the northerly portion of the property. They previously received both preliminary/final and their NPDES permit was for a parking lot expansion and the construction of a bypass road so that all the passenger vehicles would come up the loop road, enter the site and have direct access to the parking garage without having to interact without any trucks.

Due to the market, their client has asked them to phase it so that they can put the driveway in, but defer construction of the parking lot. They have resubmitted seeking preliminary/final approval for

the driveway. They changed the location of the driveway, instead it coming off the entrance, they having it coming off the loop road so it's a straight shot to the garage and won't conflict with the driveway to Lot 3. There is a different stormwater design for this portion of this phase of the project. They want to install this at this time and then just defer the parking lot for which they are seeking preliminary approval. If they move forward with the parking lot, we will come back for final approval. As mentioned, the overall plan as Phase I and Phase II would look like the parking lot, reconfigured driveway and coming off the access road. A discussion ensued.

There are a few waivers that they are requesting. Some are the same as they previously requested. The Chairman questioned the Engineer's comment letter since the waivers have been previously approved. The Engineer replied that since the original parking lot expansion was approved but wasn't recorded, this will supercede it. He indicated that even though those waivers were previously granted, he thinks they should be acted on again for this submission. They are all similar. He recommends all the five waivers.

The Planning Commission Attorney mentioned that there is an error in the Engineer's comment letter. The Engineer stated that in the first paragraph in submission, second sentence down it says, proposed modifications to Lot 1 were previously approved by the Township Council on July 6, 2023. It should be 2022 instead of 2023. They will have to submit back to the LVPC for stormwater compliance. They have their LVPC approval for the initial submission for the overall development. Since there is a modification in stormwater, they'll need approval. It's a condition for approval. Mr. Roseberry said they agree to all the conditions stated in the letter.

The Chairman stated that the letter also referred to preliminary/final approval of Lot 1. He asked if this includes both phases. Mr. Roseberry said, at this time, they are looking for preliminary for Phase 1 and they will post all the financial security and agreements for Phase 1. If they decide to proceed with Phase 2, they will then apply for Phase 2 and will come back and go through the process of posting financial securities and agreements for Phase 2 at that time. The Township Manager asked if the waivers are going to be applied for Phase 2 or just Phase 1. The Engineer replied that they would be applied to Phase 1. If they come back for final for Phase 2 and there are any waivers needed, they can ask for them at that time.

The Manager asked Mr. Roseberry, with the redesign of the driveway which goes out to the loop road, why was it redesigned to go out to the loop road versus where it came out to the main access on the original design? Mr. Roseberry replied that his client felt it would be too much congestion at the main entrance with cars coming in and having to make a right hand turn and cars coming out making left hand turns and asked to move it away from the main entrance. If they are going to the parking garage, they wouldn't have to mix with individuals going to the surface lots.

Motion: I recommend Preliminary/Final Approval for Patriot American Parkway – Lot 1 Parking Lot Expansion Revision, Phase 1, subject to Keystone Consulting Engineers Letter dated June 12, 2023.

Thomas, Hawk:

Unan.

Motion: I recommend Approval of Waivers identified in Keystone Consulting Engineers Letter dated June 12, 2023 for Phase 1.

Thomas, Rossi:

Unan.

Motion: I recommend Preliminary Approval, Patriot American Parkway – Lot 1 Parking Lot Expansion Revision, Phase 2, subject to Keystone Consulting Engineers Letter dated June 12, 2023.

Thomas, Hawk:

Unan.

Adjournment:

The meeting was adjourned at 6:44 P.M.

Respectfully submitted,

Stacey Dean, Secretary
Hanover Township Planning Commission